

# 6 BITTEROOT ROAD, BATHURST MANOR

## INTRODUCTION:

In The Heart Of Bathurst Manor - And Conveniently Located Near Area Amenities And Transit On A Quiet Cul-De-Sac On A Fabulous, Private Maturely Treed Ravine Garden With Gorgeous Tableland

This Beautifully Maintained Bungalow Is Extremely Spacious With A Large Main Floor, A Huge Lower Level With Walk Out, A Double Drive And Double Garage With Direct Interior Access

Gracious Principal Rooms - Including A Spacious Living Room With Large Windows With Green Space Outlook, Hardwood Floors, A Lovely Dining Room With Hardwood Floors And Walk Out To A Large Deck Overlooking The Ravine Garden And A Family Sized Kitchen With A Large Island With Seating For Four Overlooking The Dining Room And Ravine Garden

Terrific Mud Room Located Off Garage

A Spacious Master Suite With A Wall Of Built In Closets, And Two More Good Sized Bedrooms And Four Piece Bath

A Finished Lower Level With Large Family Room, Office/4th Bedroom With Walk Out To Garden, 3 Piece Bathroom, Laundry Room With Walk Out To Garden, Mud Room With Garage Access And Loads Of Storage

Close to Transit & 401, Bathurst And Sheppard

Public School Districts: Wilmington Elementary School, Charles H. Best Middle School, William Lyon Mackenzie Collegiate -

Private School: The Community Hebrew Academy of Toronto, Tanenbaum Campus - A Private Jewish High School

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**KELLY FULTON**, Sales Representative  
**Royal LePage Real Estate Services Ltd.**  
**Johnston & Daniel Division, Brokerage**

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## MAIN FLOOR:

### Foyer

Hardwood floors, double closet

### Living Room

15'4" x 14'9"

Lovely large windows, hardwood floors, front park view and gorgeous ravine views

### Dining Room

14'11" x 11'4"

Hardwood floors, walk out to deck, overlooking gorgeous ravine

### Kitchen

13'1" x 9'8"

Spacious kitchen with large island open to dining room with gorgeous ravine views

### Master Bedroom

15'4" x 12'3"

Wall of built in closets, two double closets, large windows overlooking front gardens

### Bedroom #2

11'7" x 11'4"

Double closet, hardwood floors

### Bedroom #3

11'6" x 11'5"

Double closet, hardwood floors

### Main Bathroom

4 piece with tub and shower combination

## LOWER LEVEL: *TWO WALK OUTS, DIRECT GARAGE ACCESS*

### Family Room

28'1" x 14'9"

Wood burning fireplace, large windows, two double closets

### Bedroom #4/Office

18'10" x 10'4"

Walk out to garden, wall of windows

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## Laundry Room

12'9" x 8'4"

Walk out to garden, built in cabinetry

## Mud Room/Utility

17'7" x 8'0"

Direct access to garage - easy to built storage cabinetry

## Bathroom

3 piece with shower

## INCLUSIONS:

All Appliances; Stove, Fridge, Dishwasher, Washer, Dryer, Electric Light Fixtures. Hot Water Tank (Rental), All Window And Coverings

## ADDITIONAL FEATURES:

Lot Size:

50.15' x 125'

Parking:

Double Attached Garage With Interior Access

Possession:

Immediate or T.B.A.

Price:

\$849,000

**KELLY FULTON**

SALES REPRESENTATIVE

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*The information contained in this feature sheet has been obtained from sources deemed reliable and, while not guaranteed, is believed to be correct*

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