

# 353 FAIRLAWN AVENUE, NORTH TORONTO

## INTRODUCTION:

In The Heart Of John Wanless School District - A Beautifully Renovated Three Plus Bedroom Four Bath Home With A Large Two Storey Addition And A Fabulous Private South Facing Maturely Treed Fully Fenced Garden

Terrific Principal Rooms - Including A Gorgeous Living Room With Marble Fireplace, A Spacious Dining Room, A Powder Room, A New Kitchen With Stainless Appliances Combined With A Large Family Room All With Hardwood Floors And Fabulous A Wall Of Windows With A Walk Out To A Two Tiered Deck And Gorgeous South Facing Garden

The Second Level Has A Huge Master Suite Overlooking The Garden With Cathedral Ceilings, Walk In Closet, Large Four Piece Bath And Sitting Room, Two More Bedrooms And A Four Piece Bathroom

There Is Also A Super Attic Space with Pull Down Stairs Currently Used As Storage

A Finished Lower Level With Large Family Room, 3 Piece Bathroom, Laundry Room And Loads Of Storage

Mutual Drive & Single Detached Garage - Front Pad Parking Currently Used For Two Cars (But Not Licensed) With A City Approved Application To Have Licensed One Car Front Pad Parking

Close to Transit & 401, Avenue Road Shops, Restaurants

Public School Districts: John Wanless Jr Ps, Glenview Sr Ps, Lawrence Park High School, Northern High School - Private Schools: Havergal Girls School, Crescent Boys School, Toronto French School

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**Royal LePage Real Estate Services Ltd.**  
**Johnston & Daniel Division, Brokerage**

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## MAIN FLOOR:

### Foyer

Hardwood floors, closet, stained glass window

### Living Room

16'1" x 11'9"

Wood burning fireplace, hardwood floors, large window

### Dining Room

10'6" x 10'3"

Hardwood floors

### Kitchen & Breakfast Area

23'4" x 7'4"

Renovated kitchen with granite counters, glass backsplash, stainless appliances (2011) and breakfast area all with hardwood floors

### Family Room

17'7" x 17'5"

Hardwood floors, a wall of windows and sliding glass doors to large two tiered deck and gorgeous maturely treed south facing fully fenced garden

### 2 Piece

Private powder room

## SECOND FLOOR:

### Master Bedroom

17'6" x 13'2"

Overlooking the garden with cathedral ceilings, halogen lighting, hardwood floors, walk in closet, 4 piece ensuite

### Ensuite

Four piece ensuite with double sink and oversized shower

### Sitting Room/Dressing Room

12'1" x 9'0"

Hardwood floors

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**Bedroom #2**

12'1" x 9'1"

Closet, hardwood floors

**Bedroom #3**

15'0" x 9'0"

Double closet, hardwood floors

**Main Bathroom**

Four piece with tub and shower combination

**ATTIC: *PULL DOWN STAIRS - GOOD SPACE-USED AS STORAGE*****LOWER LEVEL: *EXCELLENT HEIGHT*****Recreation Room**

17'1" x 16'7"

Carpet

**Laundry Room/Utility Room**

17'6" x 10'1"

Laundry sink

**Bathroom**

3 piece with shower

**UPGRADED FEATURES:****Roof:**

Approximately 10 Years Old

**Heating:**

2010 High Efficiency Hot Water Boiler

**Plumbing:**

Copper Plumbing and Upgraded Supply From Street

**Air Conditioning:**2013 Wall Mounted Ductless Air Conditioner with  
Remote for Main Floor  
2002 Space Pac For Second Floor

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**Garden:** 2011 Fully Fenced Garden  
**Fireplace:** 2012 Marble Fireplace & Surround  
**Powder Room:** 2011  
**Rad Covers:** 2011  
**Shed:** 2011 Built to Rear of Garage

## INCLUSIONS:

All Stainless Appliances (2011) Bosch M/W-Bosch Stove-Bosch D/W-LG Fridge W/Lower Drawer & Ice/Water In Door, Washer & Dryer, All Electric Light Fixtures (except as excluded), Freezer In Basement, Kool King Electric Air Conditioner & Remote, Heated Towel Rack In Main Bath, Gas Hook Up Bor BBQ On Back Deck, Alarm System/Window/Doors & Motion With Keypad & Remote, All Blinds & Curtains, Hot Water Tank (Rental)

## EXCLUSIONS:

Chandelier in Dining Room And Main Floor Hallway, Wine Fridge, Electric Fireplace & Cabinet In Family Room

## ADDITIONAL FEATURES:

**Lot Size:** 25' x 164'  
**Legal Description:** Pt Lot 39A Plan 2247  
**Taxes:** \$ 6,160.02 2013

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Parking: Single Car Detached Garage With Shed Built @ Rear  
Drive: Mutual Drive With Front Pad Parking For Two Cars (Not  
Licensed  
Front Pad Parking: Owner Has A City Approved Application To Have Licensed  
One Car Front Pad Parking

**PRICE: \$1,069,000**

**ROYAL LEPAGE**

**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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