

29 Abbott Avenue

Lot Size	19 x 119 ft	Electrical	100 amp/breakers
Possession	90-120 days/tba	Heating	hi-efficiency furnace (2005)
Taxes	\$4,196.97/2009	Cooling	central
Parking	double garage*	Plumbing	copper
Bedrooms	5	Roof	asphalt shingle (2005)
Bathrooms	2 x 4		

Welcome to 29 Abbott Avenue

High Park Gem! Artful and sophisticated renovation is a turn key home for the buyer who values a prime city location.

The main floor features a built-in library wall with an integrated modern gas fireplace in the living room; a separate dining room with parquet flooring; an open plan eat-in kitchen with ceramic backsplash, double sink, breakfast counter and hardwood flooring; and a bright family room with a vaulted ceiling height of 10'9" and 4 skylights, oversized ceiling fan and a walkout through a set of sliding doors to the low maintenance private backyard with tiered deck and cottage-like garage.

The second level has three bedrooms, with the master bedroom featuring pot lights, bay window and new hardwood flooring. A stunning 4pc bath is enhanced by modern glass tiling, ceramic flooring, a deep soaker bathtub, window for natural light, Toto enviro-toilet and a Deca design sink. The second floor hallway, staircase and south bedroom have Dutch wool broadloom.

A bright third level features two bedrooms, both with newer hardwood flooring (wide plank German steamed beech) and 2 skylights in the north room.

A recently updated lower level has a rec/media room with new broadloom & pot lights; a modern 4pc bath with granite vanity; and separate laundry & storage areas.

Note: The master bedroom had a closet in behind the door into this room.

The current sellers had closed it in with drywall as there was a plan to install a wall-to-wall, floor-to-ceiling 'California closet' - this closet can be re-introduced either on the bedroom side or as a linen closet on the side facing the stairs up to the 3rd floor

*there is a single space for a car in the lane, behind the garage

Walking distance to Dundas West subway & streetcars, the GO train, High Park, shops & restaurants in Roncesvalles Village, The Junction and Bloor West. Schools in the area include: Indian Road Cres Jr PS, Annette Street Jr & Sr PS, HumberSide CI, Western Tech, Ursula Franklin Academy, Bishop Marrocco Secondary School.

Updates – kitchen countertops (2010); lower level including drywall, pot lights & broadloom (2009); new hardwood in master and middle bedroom (2009); pot lights (2009); main bathroom renovated (2008); library & fireplace in living room (2007); high efficiency furnace (2005); new roof & Velux skylights (2005); front doors & 5 windows replaced (2005); new deck and backyard fencing (2005); granite vanity in lower level bath (2005)

Inclusions – fridge, stove, dishwasher, washer, dryer, light fixtures, window coverings, ADT security system