

58 Harbourview Crescent

Possession	60-90 days/tba	Electrical	100 amp/breakers
Taxes	\$2972.50/2009	Heating	hi-efficiency forced air/gas (2008)
Parking	drive & garage	Cooling	central (2008)
Bedrooms	2	Plumbing	copper
Bathrooms	1x4 1x3 1x2	Roof	asphalt shingle

Welcome to Harbourview Crescent Town House 58

Harbour Village! South facing turnkey executive townhouse with over 1,600 sq.ft. of above grade living space. Open plan main floor with 9' ceilings; large eat-in kitchen; master with ensuite bath. Ample storage space and California shutters throughout. Walk to lakeside parks, trails, schools, ttc & GO. Minutes to downtown & airport.

The main floor features a combined living & dining room area with detailed crown moulding and broadloom; a 2pc powder room; and a sunny eat-in kitchen with maple cabinets, breakfast bar, double sink and newer stainless steel appliances including LG stove and Kenmore fridge.

The second level has two bedrooms both with broadloom; and a 4pc bathroom. The master bedroom features a 3pc ensuite and his & her's closets.

The above grade finished lower ground level with a 7'6" ceiling height features a family room that has a walk-out to the landscaped fully fenced patio, great for summer entertaining; and a spacious laundry room with access to the garage which allows for additional storage space.

Schools in the area: David Hornell JS, John English JMS, Lakeshore CI, Humber College (Lakeshore Campus)

Updates: new gas furnace and central air (2008); new appliances in kitchen (2008); newer driveway; fresh neutral paint; upgraded broadloom with underpad; upgraded light fixtures; upgraded ceramics in kitchen.

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, light fixtures, window coverings, garage door opener, gas barbeque (with gas line to house), alarm system (not monitored)

Exclusions: central vacuum, living room valance & drapes,