

# 29 Princess Anne Cres.

<b>Lot Size</b>	60 x 163 ft	<b>Electrical</b>	125 amp/breakers
<b>Possession</b>	90-120 days/tba	<b>Heating</b>	oil/forced air
<b>Taxes</b>	\$8,742.27/2009	<b>Cooling</b>	water-cooled system
<b>Parking</b>	double drive & garage	<b>Plumbing</b>	copper
<b>Bedrooms</b>	5 + 1	<b>Roof</b>	shingles (2005)
<b>Bathrooms</b>	4 x 3	<b>Fireplace</b>	two wood burning

## Welcome to 29 Princess Anne Cres.

A brilliant architect designed reno of a sprawling 5+ bedroom bungalow on one of The Manor's largest lots. Features of this fabulous family home include a \$100,000 kitchen renovated in 2005 with vaulted ceiling and wall of windows overlooking a stunning 45'X20' concrete pool; new master ensuite bath, Pella windows & roof with 30 year shingle (2005), home office, 2 fireplaces. Beautifully landscaped gardens with perennial beds, patio, playground and fenced pool are perfect for entertaining and recreation. Walk To St. Georges Junior School, JG Althouse Middle School & Richview Collegiate Institute. Outstanding opportunity in an exclusive neighbourhood!

- Exceptional entrance has vaulted 12'4" ceiling, porcelain flooring, block glass and three coat closets.
- Living room features hardwood flooring with trim, crown moulding, stone wall with original wood burning fireplace and windows overlooking the backyard.
- Open plan dining room has hardwood flooring with trim, and crown moulding.
- Sensational sun-filled modern eat-in kitchen (total reno 2005) features 12' vaulted ceiling, porcelain flooring, granite counters and island with double sink, glass backsplash, stainless steel appliances, beautiful backyard vistas and walk-out to flagstone patio.
- The master bedroom features a chic renovated 3pc ensuite with glass shower & ceramic floor; walk-in closet and hardwood flooring with trim.
- The three north bedrooms feature hardwood flooring and good closet space with maple panelling and built-ins in the library/north-east bedroom.
- An ideal guest bedroom/home office tucked away in the south-east corner of the house has three closets and looks out to the backyard. The 4pc bath next to this room has ceramic flooring and Kohler toilet.
- Main 3pc ceramic bath features a Jacuzzi tub.
- A bright sprawling finished lower level has rec room with pine panelling, a stone wood fireplace, and above grade windows. A spacious bar area ideal for entertaining, overlooks the rec room.
- The lower level bedroom has six closets and a lot of natural light from two windows (south view).
- A 3pc bathroom has separate shower stall, block glass and marble finishes.
- There is an abundance of storage space throughout the lower level, including storage space in the laundry room and in the workshop/utility room.
- The private backyard (one of the largest in Princess Anne Manor!) is an oasis in the city. An in-ground 45' x 20' fully fenced-in concrete swimming pool is a great treat on hot summer days. The yard also features a flagstone patio, two pool houses, garden shed, children's play set and is surrounded by ample greenery and shrubs including two raspberry bushes. An archway and gazebo add an elegant touch to the garden.
- Excellent area schools include: St. George's J.S., John G. Althouse M.S. and Richview Collegiate.

- Steps to fabled St Georges Golf and Country Club - home of the 2010 Canadian Open and consistently ranked in the top tier of golf clubs in Canada
- Walk to Richview Plaza. Easy access to Pearson Airport and Hwy's 427 & 401; and a short walk to the Islington bus line with frequent buses that run to Islington subway station.

**Updates** – New 30 year shingles with new aluminum eavestroughs/soffit/facia/downs (2005); all new Pella windows on main floor (2005); entire kitchen included the relocation to the back (2005); complete renovation of ensuite bath (2005); complete renovation of main bath (1999); updates to remaining bathrooms (2009/2010); porcelain flooring in foyer & kitchen (2005); environmentally friendly water cooled air conditioning system (2004)uses the swimming pool for cooling; electrical partially updated (2005); some plumbing updated (2005); some insulation added (2005); some new stucco added (2005); landscaping

**Inclusions** – all kitchen appliances including Bosch dishwasyer, St Georges oven and KitchenAid fridge; washer, dryer, light fixtures, window coverings, pool/ping pong table

**Exclusions** – light fixtures in dining room and south-east bathroom

**Approximate Annual Expenses:** hydro (\$2,000), heat (\$2,000), water (\$400)