

40 Queen Anne Rd.

Lot Size	33 x 135 ft	Electrical	200 amp/breakers
Possession	90-120 days/tba	Heating	gas/forced air (2007)
Taxes	\$8,086.23/2009	Cooling	central
Drive	private (3 cars)	Plumbing	copper
Bedrooms	3	Roof	shingles (2009)
Bathrooms	2 x 4 1 x 3 1 x 2		

Welcome to 40 Queen Anne Rd.

A fabulous Kingsway family home on an exclusive street! Completely renovated with new Marcon cherry kitchen, elegant principal rooms, family room, master retreat, finished lower level with walk-out, landscaped garden and deck backing onto a beautiful treed ravine & Lambton Kingsway Park. A rare turn-key opportunity in a highly desirable neighbourhood.

- Sunny spacious foyer has open cathedral ceiling with two large skylights and tile flooring.
- Gracious living room with hardwood floors and trim, pot lights, french doors and pocket doors off the formal dining room.
- New open plan Marcon cherry kitchen with separate breakfast/computer area has granite countertops with breakfast bar, slate backsplash, 1 ½ sink and stainless steel appliances
- Main floor family room has gas fireplace, pot lights and walk-out through a set of french doors to the garden.
- Modern main floor powder room floor with Toto toilet.

- Large master bedroom retreat features expansive bay windows with beautiful park vistas, vaulted ceilings, gas fireplace, spacious walk-in closet and 4 piece ensuite bath with shower stall and jacuzzi tub.
- Two generous bedrooms both with new broadloom, large windows and double closets.
- Full 4 piece bath with charming clawfoot tub, Kohler fixtures and skylight.
- Finished lower level (with 8'2" ceiling height) L shaped recreation & media room with pot lights, new broadloom and 3 piece bath. Walk-up to backyard from the north storage room.
- Private professionally landscaped backyard surrounded by ample greenery features RainBird irrigation system, flagstone walkway and large cedar deck overlooking Lambton Kingsway Park.
- Superb location with wonderful recreational opportunities at your doorstep including outdoor pool, tennis, baseball, playground, basketball.
- Schools in the area include: Lambton Kingsway JMS, Our Lady of Sorrows Catholic School, Kingsway College School, Etobicoke Collegiate & Etobicoke School of the Arts.

- Ideally situated within walking distance of scenic trails of Etienne Brule Park on the Humber, the Royal York subway and Kingsway shops & restaurants. There is also easy access to both downtown Toronto's financial district and the airport.

Updates – new roof (2009); kitchen (2006): designed & built by Marcon including new appliances for approx. cost of \$65,000; new high efficiency furnace (2007); main floor bathroom (2006) including new toilet, fixtures, mirror; new broadloom in upstairs hallway and bedrooms (2010)

Inclusions – all kitchen appliances including microwave, washer & dryer, custom built entertainment unit in basement, 42" LG flat screen TV over fireplace, fridge in storage area, light fixtures (including exterior motion detector), satellite dish, alarm system

Exclusions – 27" flat screen TV and bracket in master bedroom