

7 Sunnybrook Rd.

Lot Size	30 x 110 ft	Electrical	100 amp/breakers
Possession	30-90 days/tba	Heating	gas/hot water boiler (2009)
Taxes	\$4,030.29/2009	Cooling	ductless
Drive	private (9' at narrowest point)	Plumbing	copper
Bedrooms	2	Roof	shingles (2006)
Bathrooms	1 x 4		

Welcome to 7 Sunnybrook Rd.

Exceptional bungalow in mint condition with private drive! A builder's own home renovated with an eye for detail in a prime Swansea enclave, located only a 7 minute walk to the subway and Bloor West Village shops.

- Spacious and gracious principal rooms with crown moulding and wood trim. Pristine hardwood floors on main level.
- Inviting living room with wood burning fireplace; french doors with etched glass and elegant mullioned windows.
- Classic, formal dining room with wainscoting and large west window with new custom Roman blinds.
- Large four piece bath with window.
- Two good sized bedrooms overlooking the backyard. West bedroom has a ceiling fan and built-in shelving.
- Modern maple kitchen features heated tile floor; new laminate counter top; Butler's door off the dining room & foyer; ample cabinet space and top of the line appliances including a Jenn Air Dual Fuel Range; KitchenAid dishwasher and side-by-side fridge. Added features are a skylight and window above the deep Franke sink.
- Bright, impeccable, open lower level with a separate entrance and pot lighting. Currently used as workshop, office space and storage. Great potential for additional living space.
- Private interlocking tumbled stone drive that leads to the beautifully maintained private backyard.
- Serene and secluded back garden is fully fenced off from neighbouring properties and offers a spacious deck/patio area, bbq nook with shed, and an in-ground pond that exists in harmony with the surrounding perennial garden.
- Schools in the area include: Swansea Jr & Sr P.S. (mid French immersion); Runnymede Jr & Sr P.S (early French immersion); St Pius X Catholic School; HumberSide Collegiate; Western Tech and Ursula Franklin Academy.
- Steps to Rennie Park, Swansea Community Centre & Town Hall, the Cheese Boutique, shopping in Bloor West Village, walking & bicycle paths along the Humber River, High Park and the Lake. Jane subway station only a 7 minute walk away.
- Approximately 15 minute drive to downtown and Pearson Airport.

Updates – gas boiler (2009); new roof with lifetime shingles and eavestroughs (2006); ductless air conditioning system (2003); 100amp electrical service and complete rewiring (2000); new plumbing & drains – ¾" copper line from main (2000); insulation – attic R50 & basement R10 (2000); 2 new rear windows, new side door, skylight (2005 & 2000); hardwood flooring throughout (2000); bathroom & kitchen (2000); complete property landscaping (2000 – 2002); tuckpointing of exterior brickwork (2000); exterior waterproofing around house

Inclusions – all kitchen appliances including microwave, washer & dryer, light fixtures, Venetian blinds, fireplace screen & tools, garden shed & patio umbrella, pond pump & accessories