

59 Avonhurst Road

Lot Size	30.0 ft x 126.0 ft	Electrical	100 amps/breakers
Possession	30-60 tba	Heating	forced air gas
Taxes	\$3,152.00/2009	Cooling	central air conditioning
Parking	2 car private drive	Plumbing	copper
Bedrooms	2	Roof	asphalt shingles
Bathrooms	1x3, 1x2	Fireplace	wood burning

Welcome to 59 Avonhurst Road!

A picture perfect stone and brick bungalow on a quiet tree-lined street in lovely Islington Village! This charming and bright 2 bedroom home is in pristine condition and is situated on a beautiful mature lot in a wonderful family friendly neighbourhood close to all amenities.

Highlights of the home:

- Spacious elegant living room features hardwood floor, wood trim, bay window and appealing wood burning fireplace with wood mantel and marble hearth.
- Separate formal dining room has hardwood floor, wood trim, double window.
- Updated eat-in kitchen with wood cabinetry, excellent storage and counter space, ceramic backsplash and double stainless sink.
- Master bedroom with hardwood floor and large double door closet.
- Second bedroom with hardwood floor, closet and walks out to the back deck.
- Main 4 piece bath with black and white ceramic tile.
- Separate entrance to lower level with high ceilings, spacious finished recreation room, 2 piece bath and laundry.
- Private Muskoka-like backyard combines a wooden deck and flagstone patio with an abundance of greenery and mature plantings.
- Private two car drive.
- Very friendly neighbourhood with a great mix of very young families and seniors.
- Perfect as a starter home for a young family or suitable for elderly couple or single.
- Ideally situated within walking distance of Kipling subway, retail shops and restaurants,
- Easy access to the 427, 401 and Gardiner.
- Schools in the area include: Islington Junior Middle School, Etobicoke Collegiate Institute, Our Lady of Peace Catholic School, Bishop Allen Academy, Michael Power and St. Demetrius Catholic School.

Inclusions – Maytag stove, G/E microwave, fridge, dishwasher, washer, dryer