

# 26 Coe Hill Dr.

<b>Lot Size</b>	33 x 100 feet	<b>Electrical</b>	60 amp
<b>Possession</b>	30-60days/tba	<b>Heating</b>	oil, hot water boiler
<b>Taxes</b>	\$3511/2009	<b>Plumbing</b>	copper
<b>Parking</b>	private drive, single car garage	<b>Roof</b>	asphalt shingles
<b>Bedrooms</b>	3 + 1	<b>Fireplace</b>	wood burning
<b>Bathrooms</b>	1x4, 1x3		

## Welcome to 26 Coe Hill Dr.

In the sought-after Village of Swansea, just steps from High Park and close to the lake and major highways, this bright and cheery detached brick home has been lovingly maintained by the same owner for 40 years. An outstanding opportunity to purchase a solid home with all of the requisite features - three bedrooms, finished basement, good lot size and private drive and garage. Truly excellent value in a desirable neighbourhood!

- Main floor features living room with wood burning fireplace, hardwood floor and wood trim.
- Separate formal dining room has hardwood floor and wood trim and picture window overlooking backyard
- Spacious eat-in kitchen with views to the backyard.
- Second floor has three good-sized bedrooms, all with hardwood floors and closets, and a 4 piece bathroom
- Full lower level with high ceiling includes an additional bedroom, spacious office area, workshop and laundry rooms as well as a 3 piece bathroom.
- Separate side entrance leads to spacious private backyard with west exposure.
- Single detached oversized garage allows ample room for vehicle and storage and private drive which accommodates 6+ vehicles
- Schools in the area include: Swansea Jr & Sr P.S. (offers French mid Immersion), Runnymede Jr & Sr Public School with French Immersion, St Pius X Catholic School, Humberside Collegiate, Western Tech, Ursula Franklin Academy and Humberside Montessori
- Ideally Situated in a quiet residential pocket across from Catfish Pond - steps to High Park, Grenadier Pond, the Lake Shore boardwalk and bike path, Rennie Park, Swansea Recreation Centre and Pool. Walking distance to Bloor West Village shops & restaurants.
- TTC bus to subway at doorstep. Cycle downtown along the Martin Goodman Trail.
- Downtown Toronto and Pearson International Airport are a 15 minute drive away.

**Inclusions** – Fridge, stove, washer, electrical light fixtures

**Exclusions** – window coverings