

# 27 Woodlawn Avenue East

## Features:

Bedrooms: 4+1.

Bathrooms: 5.

Lot Size: 31.76 by 130.00 feet.

Parking: Detached two car garage. Presently used as a one car garage, the fence can be altered to accommodate use of both garage spaces. Accessed via wide right-of-way driveway. Residents consistently park one car in front of the garage and one car on the front pad space but the legal parking for this home is within the garage itself.

Property Taxes: \$14,945.22 / 2022.

Three storey-detached home in prime Summerhill location.

Stately curb appeal with red brick exterior and manicured front gardens.

Generous foyer entry with concealed powder room and tall ceilings.

Open-concept living and dining rooms with generous scale for larger furnishings.

Renovated kitchen with stainless steel appliances, new quartz countertops and views to the family room and garden.

Large breakfast room with a walk-out to a two-tiered deck and private garden setting.

A large primary bedroom suite with renovated ensuite bath and huge walk-in closet.

The unique tandem home office with new windows and garden views provides a quiet work from home setting.

Large second bedroom was converted from two bedrooms into one oversized suite and showcases built-in shelves, an ornamental fireplace and double closets.

Outstanding third floor with two large bedrooms and an oversized six-piece bathroom.

Lower level offers tall ceilings, a large recreation space, and terrific mud room storage for side entry convenience.

A room currently used for wine storage and a home gym could easily transfer to a nanny suite with access to a three-piece bathroom.

Deep South-facing gardens offer tremendous privacy with mature beech trees.

Wide mutual driveway leads to the detached one-car garage. One car can be parked in the garage and one outside the garage. The sellers often park on front pad but it is not a licensed pad with the city.

Walking distance to trendy shops, restaurants and boutiques in Summerhill, Rosedale and Yonge & St. Clair.

## Inclusions:

Existing appliances including KitchenAid dishwasher, KitchenAid gas stove, exhaust hood, KitchenAid fridge/freezer, Kenmore Elite washer and dryer, refrigerator in basement. All interior and exterior electric light fixtures (except where excluded), all window coverings (except where excluded), all bathroom mirrors, all built-in cabinetry and shelving, all closet organizers. Gas boiler and equipment, two ductless air conditioning units. Garage door opener and three remotes.

## Exclusions:

All televisions and associated wall mounts. All hanging artwork and decorative mirrors. Dining room light fixture. Primary bedroom chandelier. Chandelier, drapes and rod in third floor north bedroom. Drapes and rod in third floor south bedroom. Glass chandelier in second floor north bedroom. Two wine fridges and chest freezer in lower level. Two front planters. Three planters in back garden (2x Round, 1x Rectangle). All outdoor furniture, heater and umbrella. Barbeque.

*Subject to change. Please reference Schedule B.*

## Upgrades:

New quartz countertops, undermounted sink and faucet in kitchen (2022)

Halogen pot lights installed in kitchen (2022)

New third floor ductless air conditioning unit (2022)

All new rad covers (2017, 2021, & 2022)

New dishwasher (2021)

Fence professionally painted (2021)

Renovated third floor bedrooms (2020)

Expanded rear deck, professional landscaping and upgraded irrigation system (2018)

Exterior painted (2018)

Removed stucco walls in 1st, 2nd, 3rd floor hallway & stairwell (2017)

Updated vanity and toilet in basement and 2nd floor bathroom (2017)

New windows in second floor office (2017)

All new interior doors & hardware (2017)

Professionally painted (2017)

## Schools:

### PUBLIC SCHOOLS

**Deer Park Junior and Senior Public School**

Grades JK to 8

**Jarvis Collegiate**

Grades 9 to 12

**Central Technical School**

Grades 9 to 12

### CATHOLIC SCHOOLS

**Our Lady of Perpetual Help Catholic School**

Grades JK to 8

**St Joseph College**

Grades 9 to 12

### PRIVATE SCHOOLS

**The York School**

Grades JK to 12

**The Linden School**

Grades JK to 12 (all-girls)

**De La Salle College**

Grades 5 to 12

**Blyth Academy**

Grades 5 to 12

**Bishop Strachan School**

Grades JK to 12 (all-girls)

**Branksome Hall**

Grades JK to 12 (all-girls)

**Upper Canada College**

Grades SK to 12 (all-boys)

## Neighbourhood:

### RECREATION

**David A. Balfour Park**

2 minute walk

**Pricefield Road Playground**

4 minute walk

**Lionel Conacher Park**

6 minute walk

### TRANSPORTATION

**Summerhill Subway Station**

6 minute walk

**Yonge & Woodlawn Bus Stop**

2 minute walk

**Don Valley Parkway**

12 minute drive

### SAFETY

**Toronto General Hospital**

13 minute drive

**Toronto Fire Station 311**

2 minute drive

**Toronto Police Headquarters**

13 minute drive

*Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. Not intended to solicit buyers and sellers under contract.*

