

# 108 Woodfield Road

## Features:

Bedrooms: 3+1.

Bathrooms: 4.

Lot Size: 15.33 feet by 100.00 feet.

Parking: Parking for one car in lane.

Property Taxes: \$5,124.97 / 2022.

Possession: TBD.

108 Woodfield Road is a truly exceptional semi-detached home in the heart of the East End.

The home is perfect as a starter home or for growing families alike.

The living room, defined by its coffered ceilings, is flooded with natural light thanks to a large east facing window.

The dining room, flanked by a south facing window and the glass encased staircase, centres the main floor living space.

The kitchen boasts stainless steel appliances, stone countertops and a large island making it a space that is both functional and stylish.

Built-in study station/work desk.

The main floor is serviced by a rare two piece powder room tucked away at the base of the stairs.

The second floor is complete with three bedrooms and two bathrooms.

The primary retreat offers a cathedral ceiling, hardwood floors, a 3-pc ensuite and built in cabinets for ample closet space.

The second and third bedrooms feature hardwood floors and large encased windows.

The second and third bedrooms are serviced by a four-piece family washroom.

The lower level is fully finished and features laminate flooring and high ceilings throughout.

The recreation room is a flexible open concept space that features pot lights, above-grade windows and storage.

The lower level also features a guest room, three-piece washroom, a laundry room and additional storage space under the stairs.

The backyard is a beautiful space for entertaining or relaxation with a large deck, built-in planters.

Parking is accessible via laneway access on Dundas.

The property is within walking distance to the shops and restaurants on Queen East.

The home is conveniently located a short drive from the downtown core and within walking distance to public transportation.

Close proximity to wonderful green spaces including Greenwood Park are perfect for a walk.

## Inclusions:

All existing appliances including Samsung fridge/freezer, integrated Samsung dishwasher, GE Gas oven, GE microwave, exhaust fan, clothes washer and dryer. All existing interior and exterior light fixtures, all window coverings, all bathroom mirrors, all built-in cabinetry and shelving, all closet organizers, gas burner and equipment, air conditioning unit, backyard shed, built-in exterior planters

## Exclusions:

All hanging artwork and mirrors, chest freezer in basement.

*Subject to change. Please reference Schedule B.*

## Upgrades:

Completely renovated by previous owner - 2020.  
Built-in cabinetry at the front and rear of main floor - 2020.  
New air conditioning unit - 2021.  
New deck and built-in planters - 2021.

## Schools:

### PUBLIC SCHOOLS

**Duke of Connaught Public School** | Grades JK to 8

**Riverdale Collegiate** | Grades 9 to 12

### CATHOLIC SCHOOLS

**St. Joseph Catholic School** | Grades JK to 8

**St. Patrick Catholic Secondary School** | Grades 9 to 12

### PRIVATE SCHOOLS

**Avalon Montessori School** | Grades Pre-K to 8

**Montcrest School** | Grades JK to 8

**St. Michael's Choir School** | Grades 3 to 12 (all-boys)

**Branksome Hall** | Grades JK to 12 (all-girls)

## Neighbourhood:

### RECREATION

**Greenwood Park and Ice Rink** | 9 minute walk

**Orchard Park** | 9 minute walk

**Beach Skateboard Park** | 13 minute walk

**Woodbine Park** | 11 minute walk

### TRANSPORTATION

**Greenwood Subway Stop** | 14 minute commute

**Greenwood & Dundas Bus Stop** | 5 minute walk

**Don Valley Parkway** | 10 minute drive

### SAFETY

**Toronto Police Service 55th Division** | 2 minute drive

**Toronto Fire Station 326** | 5 minute drive

**Michael Garron Hospital** | 8 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.*

