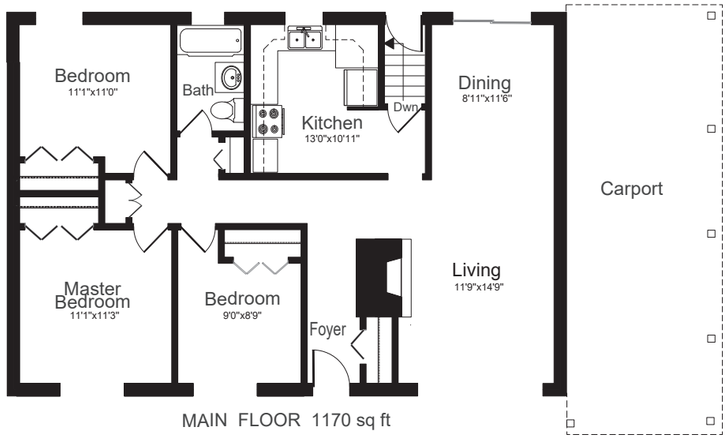
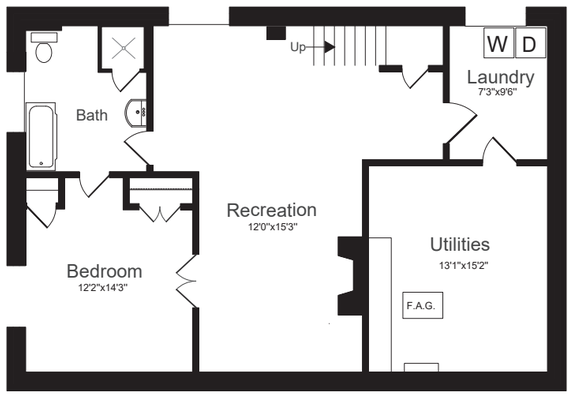
MAIN FLOOR
1170 SQ FT



MAIN FLOOR 1170 sq ft

BASEMENT
1170 SQ FT



1 5 10
Scale

LOT SIZE: 54 x 143 feet (Pie Shape Lot)
TAXES: $6,580.08/2017
BATHROOMS: 2 x 4
BEDROOMS: 3 + 1
POSSESSION: To be arranged
PARKING: Tandem carport & 5 car parking

ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen MILLAR TEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate.
The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

31 Bradgate Road

Leaside Spur Trail
Leaside Spur Trail
31 Bradgate Road
Bradgate Rd
Bradgate Rd
Google

Special Features
- Pie shaped lot
- Furnace '10
- Central air conditioning & all venting '11
- 100 amp service
- Tankless hot water system
- All new windows '11
- All new flooring '11
- Two gas insert fireplaces
- Two walk-outs to back garden
- Backs on to Don Mills Trail
- Turn-key ready for potential income producing home
- Best lot on the street for builder's opportunity

Exterior
- Interlocking stone driveway
- Tandem carport with built-in storage
- Five car parking

Backyard
- Raised wooden deck
- Garden shed
- Gas BBQ hookup
- Fenced yard
- Backs on to the Don Mills Trail
- Trampoline
- Children's playscape
- Children's playhouse

Foyer
- Hardwood flooring
- Coat closet
- Pot lights
- Crown moulding

Living Room
- Hardwood flooring
- Gas fireplace insert with woode mantle
- Pot lights
- Crown moulding
- Floor-to-ceiling picture window

Dining Room
- Hardwood flooring
- Crown moulding
- Sliding door walkout to back garden & deck

Kitchen
- Eat-in area
- Walk-out to back garden
- Hardwood flooring
- Granite countertops
- Porcelain tile backsplash
- Built-in hideaway coffee station
- Stainless steel Kenmore gas stove
- Built-in stainless steel Kenmore dishwasher
- Stainless steel GE French door fridge
- Built-in Magic Chef microwave

Hallway
- Hardwood flooring
- Two linen closets
- Access to back garden walk-out

Master Bedroom
- Hardwood flooring
- Double closet
- Overlooks back garden
- Ceiling fan
- Crown moulding

Bedroom
- Hardwood flooring
- Double closet
- Overlooks front garden
- Ceiling fan
- Crown moulding
- Large picture window

4 Piece Bathroom
- Overlooks back garden
- Deep soaker tub
- Porcelain flooring
- Built-in storage cabinet

Bedroom
- Hardwood flooring
- Double closet
- Overlooks front garden
- Ceiling fan
- Crown moulding
- Large picture window

Lower Level
- Laminate flooring
- Storage under stairs
- Pot lights
- Above-ground window

Recreation Room
- Laminate flooring
- Gas fireplace insert with brick surround
- Pot lights

Bedroom
- Double door entry
- Laminate flooring
- Double & single closets

4 Piece Semi Ensuite
- Deep jet tub
- Porcelain flooring
- Standing glass shower
- Hunter Douglas shades

Laundry Room
- Laminate flooring
- Hot Point dryer
- Maytag washer

Utility Room
- Unspoiled
- Tankless hot water system

31 Bradgate Rd
North York, ON
HOODQ HIGHLIGHTS

Karen Millar
416.443.0300
karenmillarteam.com

SCHOOLS

With so many assigned public schools near this home, your kids can thrive in the neighbourhood. There are also 2 Catholic schools and 2 private schools within 2.97km of this address.

Rippleton Public School
Grades PK to 6 (Assigned)
21 Rippleton Rd
0.57 KM

Windfields Junior High School
Grades 7 to 9 (Assigned)
375 Banbury Rd
2.07 KM

York Mills Collegiate Institute
Grades 10 to 12 (Assigned)
490 York Mills Rd
1.95 KM

St. Andrew's Junior High School
Grades 4 to 8 (Assigned)
131 Fenn Ave
3.1 KM

PARKS & REC.

This home is located in park heaven, with more than 15 parks and a long list of recreation facilities within a 20 minute walk from this address.

Don Mills Trail
813 Lawrence Ave E
0.03 KM
1 min

Bond Park
120 Bond Ave
0.23 KM
3 min

Talwood Park
36 Talwood Dr
0.27 KM
4 min

FACILITIES WITHIN A 20 MINUTE WALK

12 Playgrounds	6 Sports Fields
12 Tennis Courts	1 Basketball Court
9 Ball Diamonds	2 Rinks
1 Community Centre	13 Trails
1 Clubhouse	2 Multi-Use Pads
1 Arboretum	1 Nature Centre

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away.

Nearest Street Level Transit Stop
Leslie St At Rippleton Rd
4 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3.1km.

Fire Station
143 Bond Ave
0.66 KM

Police Station
50 Upjohn Rd
0.98 KM

North York General Hospital
4001 Leslie St
3.1 KM

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Gym
0.38 KM

Pharmacy
0.62 KM

Coffee
0.62 KM

Gas Station
0.87 KM

Cleaner
0.93 KM

Grocery
0.99 KM

HoodQ.com

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