



LOT SIZE: 25.03 x 100.25 feet

TAXES: \$5,022.22/25

BEDROOMS: 1

BATHROOMS: 1x3, 1x2

POSSESSION: 60-90 days/TBA

PARKING: Licensed front pad parking & right of way on neighbour's driveway to backyard



For more photos & information on this property

SCAN HERE

Karen

MOLLARTEAM

BROKER

EXCEEDING YOUR EXPECTATIONS

SRES

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Prospective purchasers should satisfy themselves as to 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.

www.1DieppeRoad.com





Exterior

- One car parking
- Interlocking walkway
- Mature trees & shrubs
- Stone steps & porch
- Built-in awning

Backyard

- Private
- Fenced yard with gated access for right of way
- Custom garden shed
- Stone pathway
- Perennial garden & mature privacy cedars
- Raised wooden deck with built-in bench seating

Foyer

- Hardwood flooring
- Cost closet
- Access to separate entrance

Living Room

- Open concept
- Broadloom
- Wall-to-wall windows
- Custom Hunter Douglas shades
- Decorative arched wall

Dining Room

- Open concept
- Broadloom
- Picture window
- Custom Hunter Douglas shades
- Chandelier
- Built-in alcove
- Built-in shelves

Kitchen

- Hardwood flooring
- Eat-in area with built-in table
- Wainscoting
- Stone backsplash
- Quartz countertop
- Deep stainless-steel sink
- Ceiling fan
- Pot lights
- Kenmore fridge
- Kenmore stove
- Kenmore built-in dishwasher
- RCV microwave
- Custom Hunter Douglas blinds

Hallway

- Hardwood flooring
- Built-in storage cabinet & sliding drawer storage

3 Piece Bathroom

- Updated
- Sliding glass door entry to walk-in shower with built-in shampoo alcove
- Porcelain flooring & surround
- Vanity with built-in storage

Primary Bedroom

- Hardwood flooring
- Two ceiling fans
- Custom Hunter Douglas shades
- Hardwood flooring & broadloom
- Can be converted to 2 bedrooms
- Terrace door walk-out to back deck & garden with hideaway screen door
- Built-in Mitsubishi split system heat pump

Lower Level

Laundry/Utility/Game Room

- Open concept
- Unspoiled
- Above-ground windows
- Frigidaire deep freezer
- Storage under stairs
- Walk-in storage/cold room with built-in shelves
- Sliding triple door storage closet
- 100-amp service
- GE washer & dryer
- Well McLain boiler with Model ETX-60 pressurized expansion tank
- Hot water tank (rental)

Recreation Room

- Above-ground windows
- Wood burning fireplace with brick surround built-in wood storage & wine rack
- Stone mantle
- Paneled walls
- Broadloom
- Two built-in double door storage cabinets with glass accent doors

2 Piece Powder Room

- French door entry
- Built-in glass shelf
- Porcelain flooring
- Above-ground window
- Pedestal sink



In Your Neighbourhood

- Dieppe Park with ice rink, hockey rink, splash pad & baseball diamonds
- Michael Garron Hospital
- S. Walter Stewart Public Library
- East York Tennis Club
- Cosburn Park Lawn Bowling Club
- East York Civic Centre & Memorial Garden Park (seasonal Farmer's Market)
- East York Community Centre
- Todmorden Mills
- Danforth & Pape shops & restaurants
- TTC & Donlands or Greenwood subway stations (Bloor-Danforth Line)
- Don Valley Parkway
- Bestway Donlands Dry Cleaners
- Evergreen Brickworks
- Danforth Bowl
- Sobeys at Broadview
- Lower Don Parklands – walking trails
- Starbucks on Coxwell
- Donlands Diner
- Donlands Animal Hospital
- Select Bakery
- Tim Hortons
- Guardian Pharmacy
- Fresh from the Farm
- Shoppers on Pape
- Hooked Fish Store
- North of Brooklyn Pizzeria
- Sala Modern Thai
- Left Field Brewery
- Maha's Brunch
- Diefenbaker ES
- Cosburn Middle School
- East York CI
- Danforth C & Tl
- Earl Beatty Junior & Senior Public School (French Immersion)
- DA Morrison Middle School (French Immersion)
- East York Collegiate Institute (French Immersion)
- Leaside High School (French Immersion)
- Holy Cross Catholic School
- Holy Name Catholic School (French Immersion)
- St. Agatha Catholic School (French Immersion)
- St. John Toronto (Middle Immersion)

Inclusions

- Electric light fixtures, window coverings, built-in Mitsubishi split system heat pump, Kenmore fridge, Kenmore stove, Kenmore built-in dishwasher, RCV microwave, Frigidaire deep freezer, GE washer & dryer, Well McLain boiler with Model ETX-60 pressurized expansion tank & garden shed

Rentals

- Hot water tank