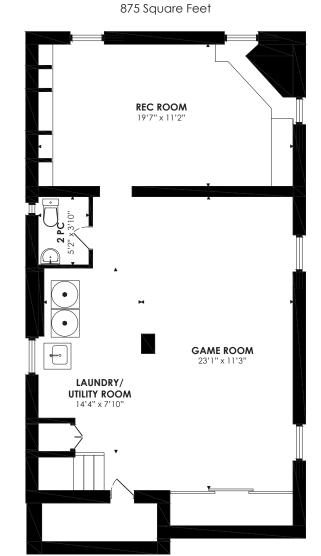
MAIN FLOOR

BASEMENT

835 Square Feet



PRIMARY SITTING AREA **BEDROOM** DINING ROOM **KITCHEN** LIVING ROOM FOYER

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













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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate.

WELCOME TO -

1 Dieppe Road







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 NeighbourhoodDieppe 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 & TI
- 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