

147 Manse Road



LOT SIZE: 60.92 x 193.33 ft

BEDROOMS: 4 + 1

PARKING: Double car garage + 6 car parking

TAXES: \$5,781.15/2020

BATHROOMS: 2x5, 1x2

POSSESSION: 60-90 days/to be arranged

ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE

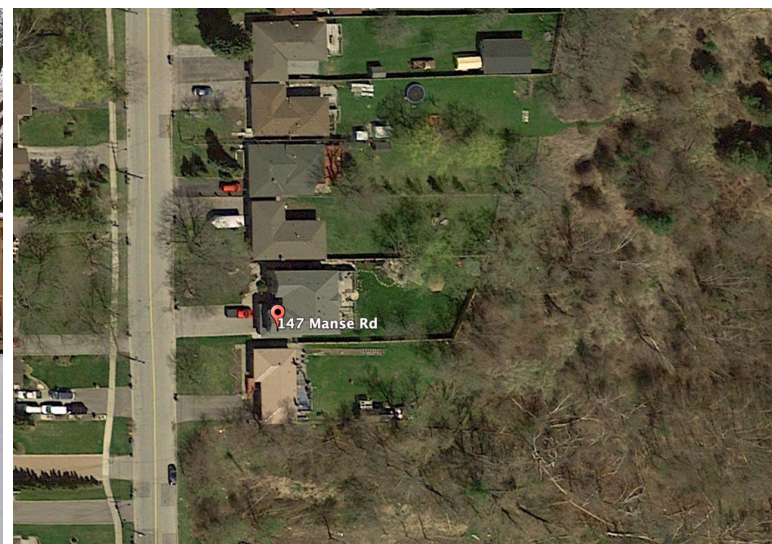
Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS



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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.





SPECIAL FEATURES

- Roof approx. '13
- Refinished hardwood '20
- Wooden deck & fence '20
- Most windows '17
- 200-amp service

IN YOUR NEIGHBOURHOOD

- Joseph Brant PS
- Sir Oliver Mowat CI
- Académie Alexandre Dumas
- École Secondaire Ronald-Marion
- Manse Road Park
- Grey Abbey Ravine & Park
- Guildwood GO Station
- Minutes to Highway & Transit
- Morningside Crossing Shopping Mall
- Cedarbrae Mall
- Morningside Park
- Highland Creek Park
- East Point Park Access to Waterfront Trail and Beach

FRONT EXTERIOR

- Garage door '18
- Asphalt driveway with brick surround
- Stone exterior, steps & walkway
- Professionally landscaped
- Stone pillar water feature

FOYER

- Grand staircase with wooden spindles '19
- French doors with stained glass '18
- Porcelain tile flooring
- Transom windows with vertical blinds
- 20 ft ceiling

LIVING ROOM

- Refinished hardwood flooring '20
- Gas fireplace with wood mantle & marble hearth
- Vertical blinds
- Overlooks front yard
- Wall sconces
- 20 ft ceiling

DINING ROOM

- Refinished hardwood flooring '20
- Double door entry to kitchen

KITCHEN '07

- Tile flooring
- Granite countertops
- Built-in stainless steel KitchenAid double oven & warming drawer
- Built-in stainless steel KitchenAid dishwasher
- Stainless steel KitchenAid refrigerator with water & ice dispenser
- KitchenAid cooktop
- Double undermount ceramic sink
- Under-cabinet lighting
- Greenhouse window
- Pot lights
- Tiled backsplash
- Overlooks backyard
- Island
 - Stainless steel bar fridge
 - Granite countertop
 - Breakfast bar
 - Large pull-out pantry cupboard

FAMILY ROOM '20

- Refinished hardwood flooring '20
- Sliding door walkout to deck '18
- Ceiling fan with light
- Gas fireplace with stone surround & wood mantle
- Built-in shelving & drawers
- Pot lights

LAUNDRY ROOM '20

- Sliding barn doors
- Marble laundry counter
- Porcelain tile flooring
- Ceramic tile backsplash
- LG stainless steel washer & dryer '19
- Stainless steel sink
- Storage cabinets
- Pot lights
- Built-in bench with storage & hooks
- Access to garage, side entrance & lower level

2 PIECE BATHROOM

- Porcelain tile flooring
- Marble countertop

2ND LEVEL

- Refinished hardwood flooring
- Overlooks foyer

PRIMARY BEDROOM '18

- French door entry
- Laminate flooring
- Ceiling fan with light
- California-style shutters
- Walk-in closet with built-in organizers & sliding barn door

5 PIECE ENSUITE BATHROOM '10

- Porcelain tile flooring
- Granite vanity countertop
- Free-standing bathtub
- California-style shutters
- Glass enclosed shower with porcelain surround & jet shower system

SECOND BEDROOM/OFFICE '18

- Built-in bookshelf
- Closet
- California-style shutters
- Ceiling fan with light

THIRD BEDROOM/EXERCISE ROOM '18

- Laminate flooring
- Murphy bed
- Double closet
- Ceiling fan
- California-style shutters

FOURTH BEDROOM '18

- Laminate flooring
- Ceiling fan with light
- Double closet
- California-style shutters

5 PIECE SEMI-ENSUITE BATHROOM

- Marble vanity countertop
- Linen closet
- Sliding glass shower door
- California-style shutters

LOWER LEVEL

- Laminate flooring
- Storage closet

WORKSHOP

- Freshly painted floor
- Three storage closets
- Staircase to laundry room
- Air filtration system

RECREATION ROOM

- Laminate flooring
- Pool table
- Pool table light
- Foosball table
- Mural by local artist

FIFTH BEDROOM/STORAGE ROOM

- Laminate flooring
- Access to furnace room

BACKYARD

- Wooden deck '20
- Gazebo & pergola '20
- Fully fenced with 3 gates '20
- Overlooks Grey Abbey ravine
- Gas barbecue hook-up
- Pond and waterfall