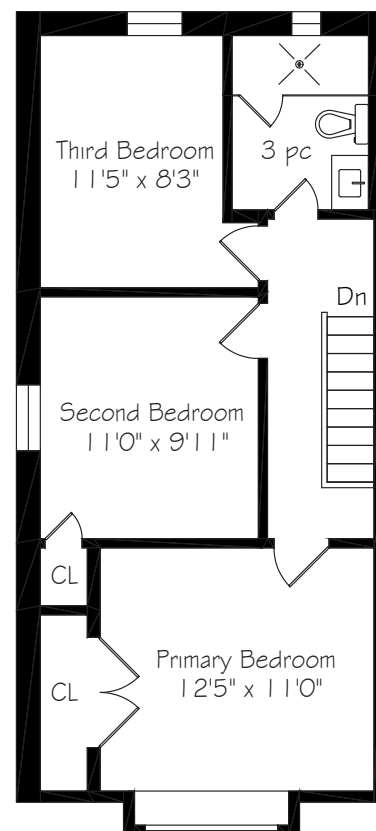
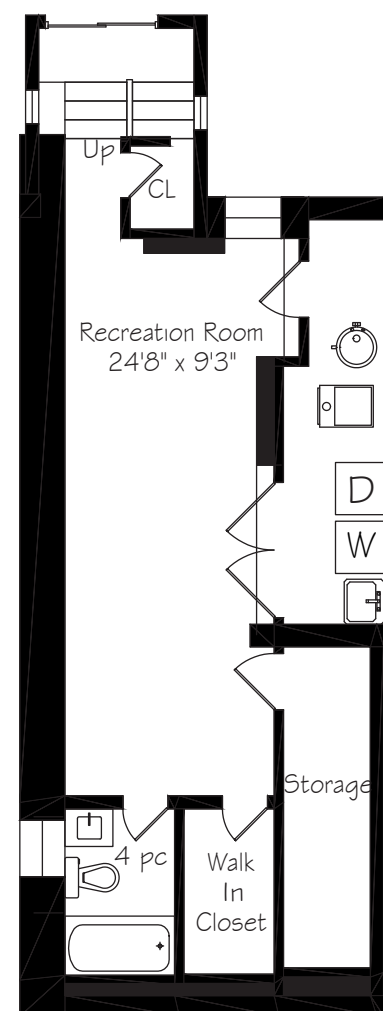


Main Floor  
660 Square Feet



Second Floor  
600 Square Feet



Lower Level  
660 Square Feet

LOT SIZE: 17.83 x 98 feet

TAXES: \$4,625.37/2021

BEDROOMS: 3

BATHROOMS: 1x4, 1x3, 1x2

POSSESSION: June 30/22

For more photos &  
information on  
this property

SCAN HERE



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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.

# WELCOME TO 42 Wayland Avenue



[www.42WaylandAvenue.com](http://www.42WaylandAvenue.com)











SPECIAL FEATURES

- Turn-key wide and bright semi, dotted with gorgeous lighting and finishes throughout Nothing needs to be done on this forever home but move in!
- Spacious and welcoming cedar porch, a perfect spot for your morning coffee
- Quiet one-way street, always just steps to parking right out front
- Charming neighbourhood filled with mature trees
- Beautiful hand scraped hardwood floors throughout
- All new lighting on dimmer switches
- Modern eat-in kitchen, perfect for entertaining
- Main floor powder room
- Waterproofed and dug out dry basement, weeping tiles, sump pump, 100-amp electrical panel and plumbing installed in basement for potential income/ nanny suite - fully renovated 100K '19
- Office nook on main floor
- Tons of storage space and closets throughout home
- Two electric fireplaces
- Californian shutters throughout
- Graded & leveled back garden
- Sunny and private backyard adorned with ivy
- Flagstone patio leading into beautifully landscaped garden with raised veggie bed waiting for seedlings to be planted!
- Full-coverage WIFI, RainBird sprinkler system installed in front and back yards
- The world's kindest and most genuine neighbors on each side and across the street - a wonderful front porch community!

FRONT EXTERIOR

- Large covered cedar porch '19
- Landscaped garden '19
- In-ground irrigation system '19
- Young Sugar Maple '21

BACKYARD

- Private
- Fenced yard
- West-facing sun-filed yard
- Flagstone patio 19'
- Beautifully landscaped garden with raised veggie bed & mature ivy 19'
- Gas BBQ hookup 19'
- Gas BBQ
- Graded & leveled back garden 19'
- New exterior light 19'

FOYER

- Hand scraped hardwood flooring
- Built-in shoe storage
- Built-in coat hooks
- Custom chandelier
- Built-in floating shelf

LIVING ROOM

- Hand scraped hardwood flooring
- California shutters
- Overlooks front garden
- Electric fireplace
- Pot lights

DINING ROOM

- Custom chandelier
- Pot lights
- Crown moulding
- Hand scraped hardwood flooring
- California shutters

KITCHEN

- Hand scraped hardwood flooring
- Eat-in area
- Ceramic tile backsplash 19'
- Crown moulding 19'
- Pot lights
- Soft-close cabinetry & drawers
- Overlooks back garden
- California shutters 19'
- Large built-in pantry with sliding drawer storage
- Quartz countertops
- Pass-through to Dining Room
- New stainless-steel Moen faucet '22
- Frigidaire stainless-steel stove
- Milano stainless-steel built-in stove vent
- Frigidaire stainless-steel French door bottom mount fridge
- Bosch built-in stainless-steel dishwasher '19

2 PIECE POWDER ROOM

- Ceramic tile flooring
- Custom vanity with built-in storage

LANDING

- California shutters
- Hand scraped hardwood flooring
- Crown moulding
- Sun-filled west-facing view
- Built-in Office nook
- Sliding glass door entry
- Built-in storage closet under stairs

2ND LEVEL

- Scraped hardwood flooring
- Built-in linen closet with sliding drawer storage

PRIMARY BEDROOM

- Hand scraped hardwood flooring
- California shutters
- Built-in custom bench seating with storage
- Custom chandelier
- Crown moulding
- Oversized double door closet with attic access
- Overlooks front garden

2ND BEDROOM

- Hand scraped hardwood flooring
- California shutters
- Oversized closet
- Custom chandelier

3RD BEDROOM

- Hand scraped hardwood flooring
- Overlooks back garden
- West-facing
- Sun-filled
- California shutters
- Custom chandelier

3 PIECE BATHROOM

- Walk-in glass door shower with stainless-steel double shower head & built-in alcove with glass tile backsplash
- Porcelain tile shower surround and flooring
- Stone flooring
- Shelving unit
- Overlooks back garden

LOWER LEVEL '19

RECREATION ROOM

- Roughed-in plumbing for potential studio apartment
- Laminate flooring
- Pot lights
- Built-in TV mount
- Electric fireplace
- Above-ground window
- Two large walk-in closets with built-in lighting
- 100-amp service

LAUNDRY CLOSET

- Oversized double door entry
- Front loading stainless-steel Whirlpool washer & dryer
- Oversized stainless-steel laundry sink with built-in storage
- Subway tile backsplash

4 PIECE BATHROOM

- Ceramic tile flooring
- Subway tile surround
- Above-ground window
- Custom vanity with built-in storage
- Deep soaker tub
- Pot lights

UTILITY ROOM

- Blackboard door entry
- Hot water tank (rental)
- Furnace

IN YOUR NEIGHBOURHOOD

- Ted Reeve Park & Community Arena
- East Toronto Athletic Field
- Ed McCleverty Equal Access Playground
- Glen Stewart Ravine with walking trails
- Steps to charming Kingston Road Village, shops, restaurants, cafes and brand new state of the art YMCA with pool
- Steps to the stunning Glen Manor ravine with walking trails
- Under a 15-minute walk to the beach
- Walking distance to GO train and TTC

LOCAL SCHOOLS

Toronto District School Board

www.tdsb.on.ca, 416-397-3000

Kimberley Junior Public School (grades JK-6)  
50 Swanwick Ave., 416-393-1450

Glen Ames Senior P.S. (grades 7-8)  
18 Williamson Road, 416-393-1800

Malvern C.I. (grades 9-12)  
55 Malvern Avenue, 416-393-1480

French Programs

Williamson Road Jr. P.S. (early immersion grades JK-6)  
24 Williamson Road, 416-393-1740

Duke of Connaught Jr. & Sn P.S. (junior extended French & middle immersion grades JK-8)  
70 Woodfield Road, 416-393-9455

Toronto Catholic District School Board

www.tsdsb.org, 416-222-8282

St. John C.S. (grades JK-8)  
780 Kingston Road, 416-393-5220

Notre Dame High School (all girls grades 9-12)  
12 Malvern Avenue, 416- 393-5501

For more photos and information about this property, please visit:

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