

## 8 Elliott Avenue

Lot Size	40' x 120.87'	Heating	Forced-Air Gas
Possession	60-90 Days	Cooling	Central Air
Square Footage	2,625 s.f. Above Grade	Electrical	200 AMP
Taxes	\$8,891.11 (2019)	Plumbing	Copper & Plastic
Bedrooms	4+1	Roof	Asphalt Shingles & Bitumen
Bathrooms	3 Full, 1 Half	Driveway	Private
Fireplace	2 Gas	Parking Spots	1 Garage, 3 Driveway
Year Built	1998	Garage	Single Built-In
Bike Score	85		

### Welcome to 8 Elliott Avenue

A superb Kingsway residence designed for family living and entertaining! Custom built by renowned local builder and located in a tranquil family-friendly pocket steps from Lambton Kingsway School, this elegant 2,600 SF above grade home offers 4 +1 bedrooms, 3 ½ bathrooms, separate living room with gas fireplace, formal dining room, fabulous renovated chef's kitchen open to family room, generous master retreat with ensuite bath, refinished hardwood floors and updated bathrooms. Additional features include main floor powder room, mudroom with garage access; a marvelous lower level with gas fireplace in the rec room, guest bedroom, bathroom and plenty of storage. Lovely, well established front and back gardens with shrubs and perennials. The double private drive accesses a built-in garage. An outstanding move-in ready family home near Kingsway shops & dining, Royal York subway, Lambton Kingsway Park (tennis courts, pool, skating rink) and Humber River parks!

#### MAIN LEVEL

- Entryway with double closet
- Living room with pocket door, hardwood floor, gas fireplace, crown moulding, pot lights and triple window
- Formal dining room with two windows, chandelier and crown moulding
- Kitchen with double window, pot lights, pendant lights, under cabinet lighting, textured subway tile backsplash, double stainless steel sink, quartz counters, large centre island, stainless steel appliances: Fisher & Paykel French door fridge, Fisher & Paykel dual fuel oven, Fisher & Paykel dishwasher, Fisher & Paykel exhaust hood, KitchenAid microwave, Avanti 24" beverage fridge, breakfast area with double window and walkout to deck
- Family room with triple window, pot lights, chandelier and crown moulding
- Large mudroom with closet, adjacent pantry, side door entry and direct access to garage
- Powder room with sink vanity with marble counter and toilet

#### SECOND LEVEL

- Large master bedroom with triple window, broadloom, ceiling fan, pot lights, large walk-in closet and five piece ensuite with heated tile floor, freestanding bathtub, pot lights, centre light fixture, glass enclosed shower stall with rain showerhead and hand wand, double vanity, toilet and double window
- Three additional generously sized bedrooms, each with double closets
- Office with broadloom
- Five piece bathroom with tile floor, double vanity, toilet, bathtub with showerhead, sky light and linen storage
- Linen closet and sky light in hallway, 9' ceilings

### LOWER LEVEL

- Recreation room with two large windows, pot lights, broom closet and gas fireplace
- Bedroom with window and double closet
- Four piece bathroom
- Laundry room with tile floor, Maytag washer, Maytag dryer and laundry sink
- Storage closet, storage room and under stairs storage

### EXTERIOR

- Stucco exterior
- Front yard with private interlocking driveway, single built-in garage with direct access to home, stone steps, covered entryway, lawn and shrubs
- Landscaped backyard with deck, roughed-in gas for barbeque, stone patio, lawn newly sodded in 2019, perennials and wood fence

### UPDATES & FEATURES

- Kitchen fully renovated (2018)
- Two second floor bathrooms and first floor powder room renovated (2018)
- Oak hardwood flooring refinished (2018)
- Main floor gas fireplace updated (2018)
- Basement gas fireplace installed (2013)
- Smart thermostat
- Rough-in for central vacuum

### APPROXIMATE UTILITIES (2019)

- Hydro ~ \$1,515
- Heat ~ \$1,217
- Water + Utilities ~ \$650

Inclusions: Fisher & Paykel French door fridge, Fisher & Paykel dual fuel oven, Fisher & Paykel dishwasher, Fisher & Paykel exhaust hood, KitchenAid microwave, Avanti 24" beverage fridge, Danby fridge in lower level, Maytag washer, Maytag dryer, electrical light fixtures, window coverings (except as noted) forced-air gas furnace, central air conditioner.

Exclusions: Drapes in master bedroom.

Rental: Gas hot water heater- Enercare rental \$30.70 monthly + \$3.99 tax.

Schools: Lambton Kingsway Junior Middle School, Our Lady Of Sorrows Catholic School, Etobicoke Collegiate Institute, Bishop Allen Academy. Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)