

2 Redcar Avenue #4

Lot Size	24.5' x 112.67'	Heating	Forced-Air Gas
Square Footage	2,360 s.f. Total	Cooling	Central Air
Taxes	\$4,180 (2018)	Plumbing	Copper
Possession	30 Days	Electrical	100 AMP
Bedrooms	3+1	Roof	Asphalt Shingles
Bathrooms	2 Full, 1 Half	Drive	Private
Association Fee	\$59/Month*	Garage	Single Attached
		Parking Spots	1 Driveway, 1 Garage

Welcome to 2 Redcar Avenue #4

Wonderfully renovated, 3+1 bedroom, 3 bathroom, freehold townhome on a child-friendly cul-de-sac offering over 2,300 SF of above-grade living space on three levels. Beautiful and bright main level offers spacious foyer, inviting principal rooms with 9' ceilings, powder room and upgraded eat-in kitchen with walkout to private deck and backyard. Second floor boasts a roomy master bedroom with ensuite bath and walk-in closet. Two additional bedrooms with ample storage and a 4 piece family bathroom complete the second floor. Updated ground floor includes large family room/bedroom, exercise room with walkout to rear year, laundry/utility room and direct access to garage. Additional features: new kitchen, new windows (front of home), pot lights on main level, updated furnace, new roof (2017). Fantastic location steps to schools, parks, Cloverdale mall, TTC (one bus to Kipling station).

MAIN LEVEL

- Entryway with tile floor and double closet with mirrored sliding doors
- Living room with pot lights, hardwood floor and large window
- Dining room with pot lights and hardwood floor
- Kitchen with double sink, window, tile floor, new cabinets (2016), tile backsplash, under cabinet lighting, breakfast bar and stainless steel appliances: Midea fridge, Samsung stove, Lotus exhaust hood, GE dishwasher
- Breakfast area with tile floor, pendant light, cabinets and sliding door walkout to 10' x 5' deck
- Powder room with tile floor, pedestal sink and Kohler toilet
- 9' ceiling height

SECOND LEVEL

- Master bedroom with two large windows, hardwood floor, walk-in closet and three piece ensuite
- Two additional bedrooms
- Four piece bathroom
- Linen closet in hallway

GROUND LEVEL

- Recreation room/bedroom with double closet, track light, hardwood floor and window
- Office/bedroom with storage closet, hardwood floor and sliding door walkout to patio
- Laundry/furnace room with stacked front-loading Samsung washer and Whirlpool dryer
- Storage room
- Mudroom with direct access to garage

EXTERIOR

- Brick & siding exterior
- Front yard with private drive, single attached garage, covered entry, lawn, tree and shrubs
- Fenced backyard with 10' x 5' deck, stone patio, lawn, trees and shrubs

UPDATES & FEATURES

- Pot lights in living room (2019)
- New front windows (2019)
- Home fully painted (2019)
- New roof (2017)
- New kitchen (2016)
- Landscaping (2016)
- High efficiency furnace (2012)
- Central vacuum (rough-in)

UTILITIES (2018)

- Heat~ \$1,500
- Hydro~ \$1,000
- Water~ \$1,200

Inclusions: Midea fridge, Samsung stove, Lotus exhaust hood, GE dishwasher, Samsung washer, Whirlpool dryer, forced-air gas furnace, central air conditioner, window coverings, electrical light fixtures.

Rental: Hot water tank (\$33.29 per month).

*ASSOCIATION FEE of \$59/month includes snow removal, limited landscaping and reserve fund contribution.

Schools: Wedgewood Junior School, Bloorlea Middle School, St. Elizabeth Catholic School, Silverthorn Collegiate Institute, Michael Power/St Joseph High School. Complete list of schools with live links on babiakteam.com