

101 Mayfield Avenue

Sought After Swansea Enclave

Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear Team
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Tyler Delaney

Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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101 Mayfield Avenue, Toronto

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Coveted Swansea Home on a Spectacular 40' Lot!

We proudly welcome you to 101 Mayfield Avenue - A custom renovation by the Caruk Group in 2008-2009. Invest in your forever home here, on one of the absolute best streets in this magical Swansea enclave! A truly one-of-a kind neighbourhood surrounded by mature trees, rolling hills and magnificent properties.

Looking for a beautifully renovated 4 bedroom family home with private drive? This classic Georgian styled, detached 2-storey home is set on an extra wide 40 foot lot! A rare find in the area!

Superb main floor boasts extra large principal rooms and an excellent flow for lifestyle/entertaining! Desirable mix of original character, charm and modern flair!

- Elegant wood-burning fireplace
- Stunning custom kitchen renovation with high end stainless steel appliances, large Centre Island and granite counters
- Gorgeous trim, wainscotting, leaded & stained glass windows throughout
- Main floor family den and "must have" 2 piece powder room
- 4 bedrooms and 3 bathrooms.
- Lovely finished lower level with recreation room, custom wine cellar, separate side entrance and ample closet/storage space.
- Exceptional mechanical upgrades throughout.

Private drive parking for 2 cars!

For entertaining in the spring & summer months – take pleasure in the tranquil sunny south back garden and large cedar party deck with 2 electrical outlets and gas line for all your barbeque passions.

Quiet, vibrant, family-friendly neighbourhood with many children! 5 minute walk to Jane subway station, Swansea Jr & Sr. School, Swansea Community Centre & Town Hall, The Cheese Boutique and the best shops & restaurants of Bloor West Village. Easy access to the paths along the Humber, Rennie Park, High Park and the Lake!

Sought After Swansea Enclave!

The best of both worlds! The only Toronto neighbourhood having a lake, a river and a pond as its natural boundaries – a one of a kind community in which to live and raise your family!

Swansea's hilly terrain, winding roads and many mature trees accentuate the storybook houses that line the residential streets of this neighbourhood.

Swansea Jr. & Sr. Public School & HumberSide Collegiate are a big draw for families – with its legendary reputation (celebrating its 125th year) & indoor pool, HumberSide is committed to academics, the arts, 2nd languages, sports & technology. St. Pius Catholic School as well as many alternative and private schools close by.

Shopping really could not get any better here! Walk to all the fabulous specialty shops, green grocers, European delis/bakeries and fantastic restaurants in Bloor West Village. Do all your grocery shopping at Bloor West Meat Market, Snapper's Fish Market and the famous Cheese Boutique in Swansea.

Residents love their neighbourhood jewel - Rennie Park –There are 4 tennis courts, a baseball diamond, a skating rink, playing fields and a wading pool. It's also ideal for dog walks! Old Mill and the Humber River paths for running, biking, blading and walks are lovely.

High Park & Grenadier Pond feature a full day of recreational activities including fishing, theatre performances, train rides, a zoo, historical exhibits, a restaurant, farmer's market, a myriad of fitness opportunities & off-leash dog walks. Easy access to Lake Ontario & The Martin Goodman Trail.

Swansea Town Hall is just a block over where you can enjoy use of the library, music classes, dog obedience classes, various adult and children's programs, voting and much much more.

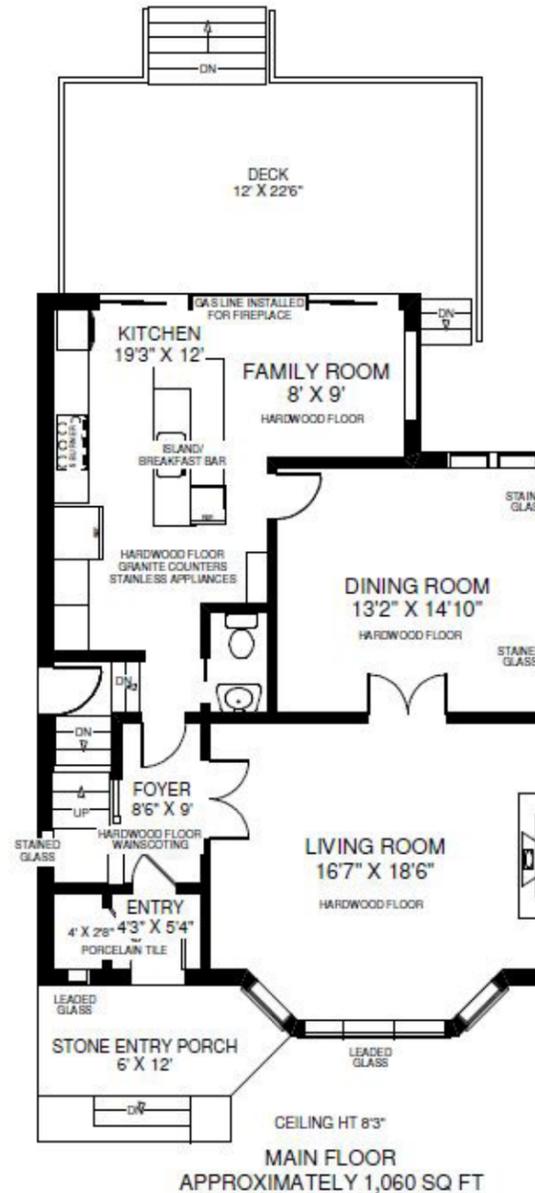
Well served by public transit system – 5 minute walk to Jane subway station on the Bloor-Danforth subway lines.

Motorists enjoy the convenience of being located only minutes away from the Gardiner Expressway & Lake Shore Blvd West.

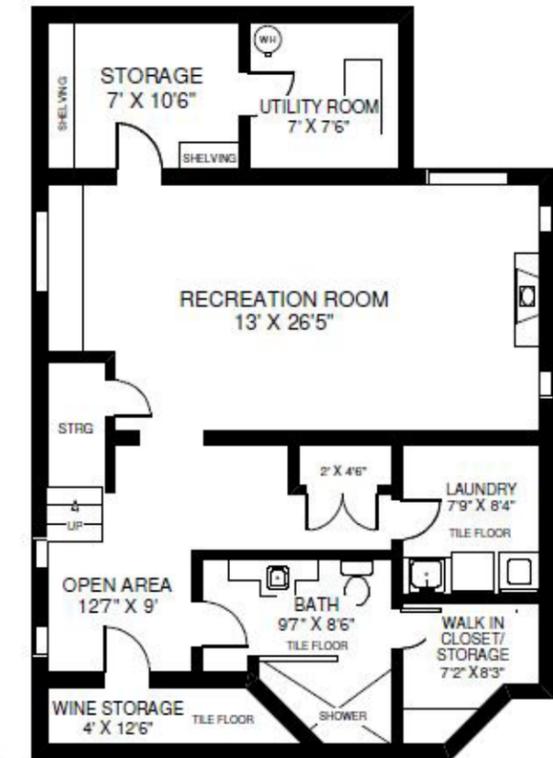
With all the amenities it has to offer, Swansea has great community spirit!

101 MAYFIELD AVENUE

THE JULIE KINNEAR TEAM
Sales Representative
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Note: Measurements & Calculations are approximate. Provided as a guideline only.



Bedrooms: 4	Baths: 3 (1 x 2 Piece on Main Floor) (1 x 4 Piece on 2nd Floor) (1 x 3 Piece in Lower Level)	Possession: 60-90 Days/TBA
Parking: Private drive for 2 + cars	Approx Sq. Ft: 3000 square feet (includes the lower level)	Lot Size: 40.00 x 93.31 Feet (Irregular)
2015 Approximate Expenses: Taxes: \$7096.61 Hydro: \$188.00/Month Heating/Gas: \$158.00/Month		
Inclusions: Stainless steel: Fridge, Wolf gas stove, built-in microwave, wall ovens, warming drawer, Bosch built-in dishwasher, Danby wine fridge, washer, dryer, window coverings, electric light fixtures, hot water tank, wine racks in cellar, satellite dish.		
Exclusions: Dining room chandelier		

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