



Check out the YouTube video at www.LovelyTorontoHomes.com

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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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Guiding you home



181 Colin Avenue Charming Chaplin Estates



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Traditional Chaplin Family Home With 2 Storey Addition!

This detached, 2 storey renovated family home includes 2600 square feet of charming living space (including lower level) and sits on a wide 30 foot lot. 3 parking spots is a rare find in the area! Legal front pad parking and wide driveway provides easy access to the detached garage.

Located on a premium street in a highly desired school district in one of Toronto’s most established uptown neighbourhoods! Friendly community spirit with a true sense of pride and ownership! A magical environment to raise your family!

Have you been looking for a home to raise your family? Maybe something with a main floor family, powder room and cozy gas fireplace? Or 4 “true” sized bedrooms including a beautiful master ensuite and 3 baths? An already excavated and finished lower level with a separate side entrance? Character and charm of a classic, Chaplin Estates home with updated mechanics and outdoor living space?

Amazing combination of elegant principal rooms, location and modern amenities make this the ideal move-up “forever” family home.

Main Floor

- Gorgeous exterior façade and inviting covered front porch.
- Welcoming foyer with a beautiful stained glass window, wainscoting and a double coat closet.
- Hardwood flooring through living/dining.
- Elegant & spacious living room with a beautiful mantle encompassing a warm gas fireplace and leaded glass book shelves for large family gatherings. Double French doors, crown mouldings.
- Formal dining room opens to the kitchen for ease of entertaining.
- Modern renovated kitchen! Stainless steel appliances + gas stove, granite counters & floors, stone backsplash and breakfast bar for meals on the go.
- Convenient 2 piece newer powder room and main floor laundry area nicely tucked away.
- Impressive family room with heated floors hosts plenty of space for watching movies, kids toys, playing the piano and just enjoying time together.
- Walk-out to the back garden from family room addition.
- Dine indoors or out on the tiered back deck and private fully enclosed back garden.

Second Floor

- Hardwood floors throughout
- A fantastic king sized master retreat with heated floors! Wall of windows and a built-in bench to enjoy the private backyard views.
 - Huge walk-in closet with built-ins
 - Renovated 4 piece ensuite bath with both a separate tub (Jacuzzi style soaker style tub with jets) & enclosed glass shower stall

- 3 large additional bedrooms with plenty of closet space, built-ins and pretty picture windows.
- 4 piece family bath has a built-in linen closet.
- Classic style built-in linen closet in the hallway and a beautiful stained glass window on the staircase.

Lower Level

- Convenient separate side door entrance.
- Expansive recreation room makes for exciting sports nights and play room space to hide all the toys. Plus home office area. Includes built-in bench and laminate floors
- Exceptional amount of storage space includes 2 large storage rooms + closet. You could finish 1 of the rooms to be used as an additional bedroom or bathroom..

Charming Chaplin Estates!

This distinguished neighbourhood has always been one of Toronto’s most exclusive addresses. Chaplin Estates homeowners enjoy convenient access to excellent public and private schools, shopping, parks and recreation, and transit service.

181 Colin Avenue is particularly blessed to be within walking distance to everything!

Shopping a plenty! Walk to a splendid mix of fine boutiques, an array of trendy restaurants, specialty stores, coffee shops and large grocery stores along Eglinton Ave. West and Avenue Road as well as the ever so popular shops and vibe of Yonge & Eglinton. Enjoy movie night out at the SilverCity in the Yonge & Eglinton Centre.

Lots of local recreation! The nearby ultra-modern North Toronto Community Centre has an indoor and outdoor pool, water slides, a gymnasium, a walking track, and exercise rooms. Eglinton Park is adjacent to the community centre. Its facilities include: a baseball diamond, tennis courts, a wading pool and an indoor ice hockey rink – home to the NTHA.

The historic Beltline trail, walking and cycling path, is easily accessed from Oriole Park, at the south end of the neighbourhood.

The nearby expansive Northern District branch of the Toronto Public Library is located on Orchard View Boulevard. This branch offers programs for seniors, adults, and children.

Excellent School District for all ages! Oriole Park Jr. P.S., Hodgson Sr. P.S., John Fisher French Immersion, and your high schoolers have the choice of Northern S.S, or North Toronto Collegiate.

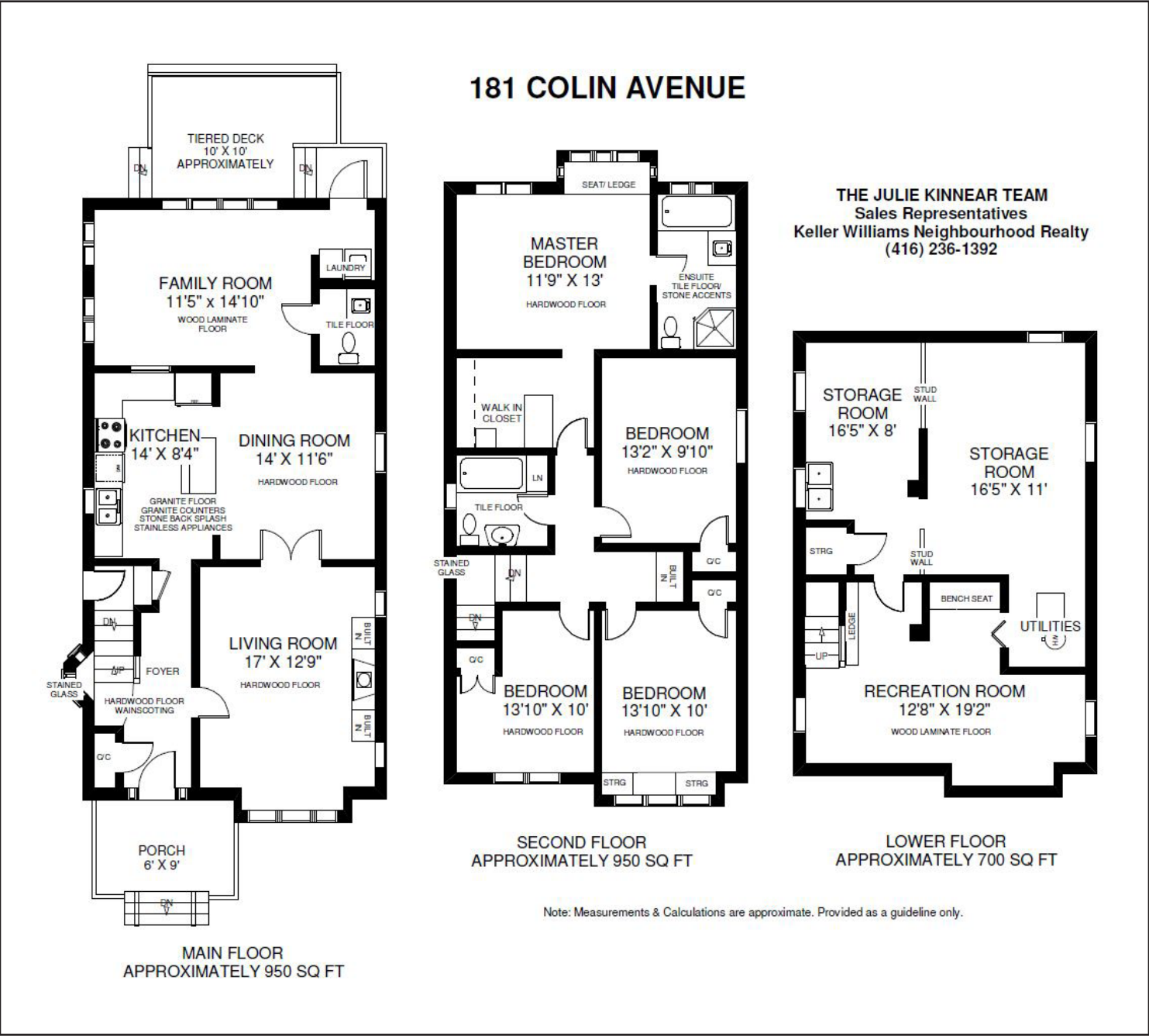
Convenient to prestigious private schools such as Bishop Strachan School, Havergal, St. Clement’s School & Upper Canada College. Plenty of neighbourhood daycares... Busy Little Beez, Upper Yonge Village Day Care Centre, Treetop Day Nursery to name but a few.

Go Green! A quick walk to Eglinton subway station – a hub for bus routes all over the city plus the Yonge subway line. The under construction Eglinton Crosstown Line will also be an added bonus!

Motorists can be downtown in fifteen minutes via Avenue Road. The main east-west arterial roadway is Eglinton Avenue. Residents are approximately fifteen minutes from the Allen Expressway, and Don Valley Parkway. Eglinton LRT is also in the works and will add convenience and value to this already premier location!

Upgrades & Improvements!

- Central Vacuum
- Mostly newer thermo pane windows
- Quality Hot water boiler/furnace – 2006
- Space Pak style Air conditioning coming from ceiling/attic compressor for better a/c.
- Updated copper wiring throughout
- Partially excavated lower level
- Heated floors in Master bedroom & Family room Addition
- Renovated kitchen (2008) & bathrooms
- Custom Rad covers
- Custom front door
- Power & circuit breaker box to Garage



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