



Check out the YouTube video at [www.LovelyTorontoHomes.com](http://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



## 19 Neilson Drive

Bloordale Gardens/Markland Woods!



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KELLERWILLIAMS  
Neighbourhood Realty, Brokerage



19 Neilson Drive, Toronto

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Stunning, Custom Re-built Masterpiece!

One lucky buyer will get the chance to move into this never before lived in and freshly renovated (including a major addition plus dug out basement area) completely upgraded custom home.

Renovated from the ground up with only the finest of finishes, design & materials used throughout. Beautiful blend of contemporary features and a classic feel with 13’ wood beamed ceilings, in-floor heating, Pella windows, wood floors, trim & mouldings.

Set on an expansive 53 x 170 foot lot with a newly built detached 1 car garage and private drive with parking for 4 additional cars. A rare find in the city!

Detached home with 3445 square feet including lower level - boasting a unique and thoughtful family friendly layout! 3+1 bedrooms, 4 baths, fully finished lower level (main lower area boasts 10’ ceilings).

No lack of vitamin D in this home, the builder meticulously thought of every way to incorporate light throughout each room of the house.

Inside Finishes Include:

- Aesthetically soothing materials & energy efficient systems
- In-floor heating in main floor family room/dining room addition
- In-floor heating in full basement
- Built-in speakers on every floor
- Wood-burning fireplace
- Solid wood stylish doors
- Engineered antique wide plank hardwood floors
- Oak stairs throughout
- Italian made faucets & door locks
- High efficiency forced air gas furnace
- Modern European influences with clean lines

Outside Features:

- Stucco exterior with natural stone chimney
- Pella windows
- Fully fenced back yard

Bedrooms: 3 + 1	Baths: 4 (1x2 Piece Main Floor) (1x4 Piece 2nd Floor) (1x3 Piece 2nd Floor) (1x4 Piece Lower Level)
Parking: New detached 1 car garage & private drive parking for 4 additional cars	Approx Sq. Ft: 3445 (Includes lower level)
Lot Size: 53.92 x 170.00 Feet	Possession: 30-45 Days/TBA
Approximate Annual Expenses for 2014: Taxes, Hydro, Heating, Gas/Water can’t be assessed since the property has been under construction.	
Inclusions: Jenn-Air stainless steel fridge, gas stove, exhaust hood, built-in dishwasher, convection oven, built-in speakers, electric light fixtures.	

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Bloordale Gardens/Markland Woods!

Bordering on Mississauga and Etobicoke Creek, this area is known for its idyllic setting, nestled in a mature and peaceful pocket of the city! The streets are lined with majestic oak and maple trees that provide the perfect backdrop for the large lots that grace this neighbourhood.

True pride of ownership really shows in this tight knit community. There are a number of lovely custom homes in the same block.

School distract draws many families into the ‘hood’! Eatonville JR School, Bloordale MS, Silverthorn Collegiate as well as many great private, public and Catholic Schools all close by.

A shopper’s delight! There are numerous plaza’s and supermarkets, drug stores etc either on Bloor St. West or Dundas St. West. Within minutes is an excellent mix of small specialty shops, chain stores, restaurants, professional & medical services. The refurbished Cloverdale Mall is just a few minutes away. For all of your large shopping desires zip over to the renowned Sherway Gardens & Smart Centre just 5-10 minutes away featuring the finest of high end shops and stores!

Plenty of recreation and parks surround. The Bloordale Community School offers a myriad of programs for children as well as adults. The adjoining Bloordale Park is the home field of the Bloordale Baseball League which offers house league, inter league, Intercounty and all-star programs. Bloordale Park also has tennis court facilities.

Millwood Park located off Bloor Street with a playground, tennis courts & a baseball diamond.

The Markland Wood Country Club borders Markland Drive and together with the Etobicoke River Valley, forms a nice natural barrier for this neighbourhood. This club offers golf as well as social memberships.

Lots of TTC & public transit routes! Bus service Bloor Street or Dundas West connect passengers to the nearby Kipling TTC and Go Transit stations. The Islington station is also a connecting route for the Mississauga Transit system as well as providing an express bus service to Pearson International airport.

Motorists can be in & out of the city in minutes via Highway 427 which links to other Toronto commuter highways. For those travelling out of the city, Pearson International Airport is only five minutes away.

