



58 Sunnylea Ave East

Spectacular Sunnylea Location!



Check out the YouTube video at www.LovelyTorontoHomes.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

The Julie Kinnear Team
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Julie Kinnear
Jennifer Palacios
Holly Chandler
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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Contemporary Sunnylea 3 Bedroom Bungalow!

Set on a superior extra wide 60 x 131 foot lot in the sought after Sunnylea neighbourhood on a pretty and very quiet street.

Spacious & stylish reno with custom design details & flair. Meticulously maintained and move-in ready!

Cool mid-century solid home with over 3100 square feet of comfortable living space on both levels. Ideal to raise a family or downsize into a more one or two level living.

Sleek, renovated main floor with large principal rooms, a gourmet updated eat-in kitchen and three season family room addition! Gorgeous and bright fully renovated lower level with tall ceilings. 3 + 1 bedrooms, 2 full baths.

Attached double car garage and wide private drive offers 6 car parking! WOW!!

Tranquil garden oasis. Manicured front and back yards with a large sun deck off the family room! The expansive lush green back garden has lovely mature trees and privacy fencing surround safe for kids-pets play time! Host large family gatherings and barbecues on this fabulous extension of indoor-outdoor living space!

Great community spirit! Sunnylea is a family friendly neighbourhood in a sought after school district, shopper's paradise and nature enthusiasts dream close to some of the best parks, hiking trails and recreational activities!

Special Features Inside & Out!

• Quality, period enhancing custom solid wood front door system. Owners restored the original lit numbers on front of home.

• Open and elegant main floor living/dining rooms are flooded with natural light from the expansive walls of windows and sparkling hardwood floors.

• Wood-burning fireplace with custom brick mantle & shelves surround.

• **Cook's kitchen!** Crisp, bright and white cabinetry and subway tile surround. Granite counters, pot lighting, deep double sink and good quality stainless steel appliances (2015). Definitely no lack of storage space here!

• Relax, unwind with a drink and enjoy the panoramic backyard views from the family room. Sliding glass doors walk-out to the back deck and glorious yard.

• 3 main floor bedrooms with a closet each and hardwood floors. Extra spacious master with soft close closet doors.

• Oversized 4 piece family bath! Separate coat and linen closets off the hallway.

• Imagine spending time together watching movies or just hanging out with friends in the light and bright lower level recreation room. Cool bamboo floors, built-in speakers and halogen pot lights throughout.

• Luxurious spa-inspired 3 piece bathroom with heated floors.

• 4th bedroom with a double closet and Berber carpet.

• Open office/games room with a built-in desk area.

• Laundry/utility room plus 3 large storage rooms.

• Pool-sized yard (if you please).

• Garden shed to store your bikes, tools & patio furniture!

• Attached double car garage with loft storage space!

• Ideal home for a growing family or a nice option for empty nesters needing more space on less floors!

Upgrades & Improvements

2015 ~ Re-shingled roof
~ Updated kitchen and new stainless steel appliances

2012 ~ Renovated lower level
~ Sprinkler system

2011 ~ Replaced front door entry

2009 ~ Exterior lighting
~ Deck
~ Replaced sliding door and window in bedroom

2006 ~ Furnace/central air conditioning

Bedrooms: 3 + 1	Baths: 2 (1 x 4 Piece on Main Floor) (1 x 3 Piece in Lower Level)				
Approx Sq. Ft: 3140 sf (includes the lower level)	Possession: 45-60 Days/TBA		Lot Size: 60.00 x 131.00 Feet		
Approximate 2016 Annual Expenses:	Taxes: \$6109.20	Hydro: \$2447.00	Heat/Gas: \$1040.00	Water/Waste: \$875.00	Alarm: \$360.00
Inclusions: Stainless steel: Fridge, stove top & exhaust hood, built-in dishwasher, built-in microwave & built-in oven, electric light fixtures, window coverings, washer/dryer (in as is condition), ceiling and wall speakers in lower level family room, hot water tank (rental), alarm system (buyer to assume their own contract), sprinkler system & garden shed.					
Exclusions: Orange light fixture in the lower level					
Parking: Attached 2 car garage & private drive parking for 4 additional cars					

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Spectacular Sunnylea Location!

Sunnylea is a family friendly area & highly sought after neighbourhood with convenient access to schools, public transit, shopping, the airport and highways! The Mimico Creek gently meanders through the middle of the area. Sunnylea is a mature treed pocket, and this end of Sunnylea is extremely quiet and picturesque.

This desirable established neighbourhood is a terrific investment as it offers a mix of lovely detached homes many of which have been recently renovated or newly built homes replacing smaller bungalows on large lots.

Shopping a plenty with convenient access to the Kingsway Village shopping district on Bloor, featuring high-end fashion shops, children's stores, book shops, specialty stores, upscale restaurants, fruit & veggie markets, delis, bakeries & coffee shops! Plus the shops and amenities of Bloor West Village major grocery, big box stores and Sherway Gardens are located south along the Queensway.

Plenty of lush parks surround - nearby Kings Mill Park & Sunnylea Park, or enjoy the Humber River Valley, part of a paved trail that links cyclists, in-line skaters, walkers, and joggers to the Martin Goodman Trail on Toronto's waterfront.

Lots of local recreation! The Norseman Community School & Park Lawn Community School offer a large variety of recreational programs for children, teens, adults and seniors. Norseman has an indoor pool which is extensively used for aqua fit and instructional swim programs. Park Lawn has a winter ice arena that converts to tennis courts in the summer time. The outdoor pool at Park Lawn is used for recreational swimming. Sunnylea Park has two tennis courts and a children's playground.

The Brentwood Public Library offers year-round programs for children. The Fairfield Seniors' Centre include a seniors lounge, a library, workshops, support groups, and a variety of special events including fashion shows, "pub nights," a flea market and summer barbecues.

Great schools nearby include a myriad of public, Catholic and private schools to choose from. Located in the Park Lawn Junior Middle School & Etobicoke Collegiate catchment for the public school system and for the Catholic system it's St Mark Catholic School and Bishop Allen Academy.

Well served by public transit system! Bus lines on Prince Edward Drive provide Sunnylea residents with connecting routes to stations on the Bloor-Danforth subway line.

Motorist are approximately fifteen minutes from Toronto's downtown financial and entertainment districts via Lake Shore Boulevard or the Gardiner Expressway which also provide commuters with connecting routes to the all of the major highways.

