



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.



144 Lake Promenade

“Toronto’s Village by the Lake”



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144 Lake Promenade, Toronto

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Prestigious Street Meandering Right Along the Lake!

Lake Promenade! With the towering trees, the fresh air, and the quiet neighbourhood feel, it is like having a cottage retreat in the city! Avoid the drive up north to get away from it all! This very pretty property sits on an extra wide 50 foot lot on the most desired street along the waterfront trail.

Think of the possibilities! Live in, or renovate, top up and design your dream home! Attention builders! Lot is an ideal candidate for 2 properties, the sky's the limit! This corner sides onto Crystal Crescent a very quiet dead end street with park at the end. With the property boundaries set well back from the actual street, it gives even more "elbow room" and space for design/build. See plan of survey.

This updated classic detached brick bungalow is nicely situated with distance from the street on a picturesque lot with 2 bedrooms up and 2 bedrooms down in the lower level with a separate walk-out to the rear patio. There is a private driveway and big fenced-in yard.

Birch Park is practically right behind the house, is like having your very own park in the backyard with two tennis courts and a children's playground and the Long Branch Arena.

Long Branch is a special neighbourhood that is very quiet and child friendly and is really coming into its own, with new shops and restaurants making roots because it is surrounded by desirable schools for all ages (including the lovely Humber College campus), TTC, GO Station, easy highway access plus the magnificent waterfront trails and Lake Ontario!

More Details Inside

Main Floor

- Welcoming front foyer with a large coat closet

- Elegant and spacious living room with a roaring wood-burning fireplace, crown mouldings and large picture window facing the front yard. Plenty of room to entertain family and friends.

- Formal dining room adjacent to the kitchen for ease of catering meals & parties

- Lots of original charm & character! **Hardwood floors throughout**

- The **kitchen** has a built-in bar and ample cupboard/counter space

- **Back door entry allows easy access into the kitchen** for bringing in all your groceries from the car or food from the grill

- **Sun-filled master bedroom** has a closet and faces the expansive front yard

- **Large 2nd bedroom** overlooks the lovely backyard

- **Renovated 4 piece family bath** with stone tiled floor and a large skylight brings in lots of natural light

Lower Level

- **Full lower level offers extensive storage space throughout - that's the benefit of a bungalow - large foot print!**

- **Family recreation room** works well as a play/media room

- **2 large bedrooms & 2 piece bath**

- **Full workshop with built-in shelving and workbench area** for the handy Andy/Mandy of the house

- **Laundry room** includes ample additional storage space

- Laminate floors throughout

Upgrades & Improvements

- 2015**
~ Gas furnace
~ Renovated the main floor bathroom

- 2002 & 2017**
~ Roof shingles replaced

Bedrooms: 2 + 2	Baths: 2 (1x4 Piece on Main) (1x2 Piece in Lower)	Possession: 60 Days/TBA
Lot Size: 50.67 x 102.00 Feet (corner variance see plan of survey)	Square feet: 1800 square feet (includes the lower level)	
Parking: Private drive parking for 1 car and plenty of street permit parking available		
Approx. Annual Expenses for 2016: Taxes: \$4292.95 Hydro: \$1587.96 Heating/Gas: \$1765.44 Water: \$642.36 Insurance: \$1200.00		
Inclusions: Fridge, gas stove, dishwasher, washer, dryer, window coverings, electric light fixtures, hot water tank (rental for \$17.00/month), shed in the backyard.		
Exclusions: Dining room light fixture, drapes in the living room; dining room and master bedroom.		

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The
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Team

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Holly Chandler
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Claire Hartviksen

Guiding you home™

“Toronto’s Village by the Lake”!

Long Branch is a well established neighbourhood known for its **cosy small-town feel located along the Toronto waterfront** at the south-west end of the city of Toronto,

This lakeside village is blessed with many fine attributes including **picturesque waterfront parks, a local arena, public library, waterfront trail, GO station and a vibrant shopping district** on Lake Shore Blvd, many of these shops are locally owned & operated.

For all of your large shopping desires zip over to the renowned & recently renovated **Sherway Gardens & Smart Centre** just 10 minutes away featuring the finest of high end shops and stores!

Delectable dining includes Buster's Fish House, The Empanad Company, 850 Degrees pizza, Dani Sushi Japanese & Korean restaurant, Woody's Burger Bar to name but a few.

The Long Branch BIA is very active in making their neighbourhood a better place to live, work, shop, visit and play. Their efforts are responsible for the **distinctive nautical blue lamp posts that line Lake Shore Boulevard West**. These cast-iron lamp posts are dressed up with seasonal banners. Decorative interlocking brickwork on the sidewalks together with planter boxes and seats make for an attractive streetscape. **The street especially sparkles at Christmas time when decorative lights resembling candy canes adorn the street lamps. The children will delight in the Santa Claus parade along the Lake Shore** which annually takes place on the first Saturday in December.

Great school district! James S Bell JMSWA, St. Ambrose Catholic School, Twentieth Street Jr. School, popular Lakeshore Collegiate and many more French Immersion, private, daycares and alternative schools close by. **The beautiful Humber College Lakeshore Campus is just blocks away.**

Lots of local recreation & parks surround! **Birch Park** has two tennis courts and a children's playground, adjacent to this park is the Long Branch **Centennial Arena** which offers public skating, ice hockey and programs for all ages.

The scenic **Waterfront Trail** that skirts the south end of this neighbourhood passes through **Len Ford Park, an ideal spot for picnics, and Long Branch Park** which hosts the **Lakeshore Summer Concert Series in the park gazebo**.

Marie Curtis Park, located at the mouth of the Etobicoke Creek, has a supervised **sandy beach with picnic areas** in addition to a wading pool and a children's playground. This park is where the Toronto Waterfront Trail and the Etobicoke Creek Trail connect. **This waterfront trails offer miles of fitness and leisure activities.** The Waterfront trail passes through **Colonel Samuel Smith Park** which features a newly created wetland habitat interpretive trail, as well as spectacular views of Lake Ontario.

The **James S. Bell Community School**, located at 90-31st Street hosts Youth Dances, a Teen Zone, adult fitness programs and a variety of children and family events.

The **Lakeshore Yacht Club, Lakeview Golf Course and Toronto Golf Club** are all close by for your leisure.

The **Long Branch Public Library** is a friendly community-oriented library that offers pre-school story time programs and a "Tea and Books" program for adults and seniors.

Lucky commuters! Long Branch has its own **GO station** located at the west-end of this neighbourhood on the north side of Lakeshore Boulevard. **Bus service at this station links passengers to Union Station and the Yonge-University-Spadina subway lines.**

Motorists can access downtown **Toronto's entertainment and financial districts in approximately fifteen minutes** via Lakeshore Boulevard. Commuters also **enjoy quick access to the Airport, QEW and Highway 427 on-ramps at Browns Line north of Lake Shore Boulevard.**

For more information on this fantastic neighbourhood visit www.torontoneighbourhoods.net

