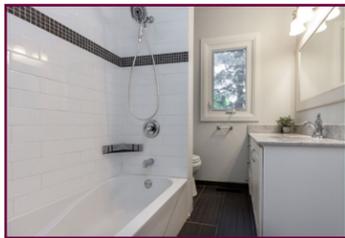




55 Long Branch Ave

Quaint "Village by the Lake"



Check out the YouTube video at www.LovelyTorontoHomes.com

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The Julie Kinnear
 Team

Julie Kinnear
 Jennifer Palacios
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 Claire Hartviksen

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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55 Long Branch Avenue

Renovated Family Home Steps to the Lake in Long Branch!

This beautiful brick, recently renovated detached 3 bedroom, 3 bathroom home with a main floor family room is ready to move right in and enjoy all its many perks! Set on a picturesque treed lot in a prime location just a short walk to the Lake, shops and transit. Your city retreat awaits you!

A growing family will appreciate:

- o Outstanding main floor plan includes a family room addition with bonus mud room ideally located when coming in from the car/yard.

- o Quality renovations with new chef's kitchen & main floor powder room.

- o 3 large bedrooms plus space for 4th in lower level.

- o Superb fully finished lower level with separate side entrance, full bath plus nanny suite/ mortgage helper.

Enjoy summer fun in the private fully fenced-in yard and big back deck! Beautiful grapevine fence and honeysuckle archway! Plenty of space for kids, pets and grown up play! The wide mutual driveway offers parking for 2 cars off the back.

Long Branch is a quiet, child friendly and conveniently located neighbourhood that has really come into its own, with new amenities and restaurants making roots. It is surrounded by desirable schools for all ages (including the lovely Humber College campus), TTC, nearby GO Station and easy highway access.

Invest in this magical enclave of homes surrounded by mature trees, scenic trails and pretty properties. Where friendly neighbours on the street, say hello as you walk your kids to the park or take your dog out for a run.

Special Features Inside & Out!

Main Floor

- Welcoming foyer with a coat closet and pretty wainscoting.

- Charm and character combine with many modern upgrades, clean lines, and plenty of natural light.

- Large principal rooms, ample space for entertaining family and friends.

- Custom millwork and hardwood floors, pot lights.

- Elegant dining room is fit for a family feast!

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- Stylish white kitchen renovation (2018) includes quartz counters and stainless steel appliances including a gas stove. Separate side door entrance off the driveway also works well for carrying all your groceries directly in from the car.

- Extra family room offers great space for kids play.
 - o "Must have" main floor powder room with heated floors and marble mosaic wall.
 - o Coat closet

- Convenient mud room walks-out to the back deck and yard. Space for outerwear and containing the mess!

- Wine and dine indoors and out all year long!

Second Floor

- The 2nd floor incorporates a great layout with wainscoting, ample closet space and hardwood floors throughout.

- Spacious master bedroom overlooks the front yard with a double closet.

- The 2nd and 3rd bedrooms face the backyard with a closet each.

- 4-piece family bath with marble counters.

Lower Level

- The separate side door entrance leads to the fully finished lower level. Potential income apartment or use for an in-law/nanny/teenager suite. (Humber College students would covet!)

- Large family recreation room, or divide up to add 4th bedroom.

- Open office area. 3 piece renovated bath with glass enclosed river rock shower.

- Storage galore includes a cold cellar, under-stair storage, laundry with extra closet space and a separate furnace room.

- Laminate wood floors throughout.

Upgrades & Improvements

- Roof shingles replaced
- 2 full bathrooms
- Windows and doors (interior & exterior) replaced
- Basement fully finished including interior waterproofing with French drain and sump pump.
- 2018 - Main and second floor renovations including brand new kitchen, powder room, heated bathroom floor, hardwood floors, baseboards, window casings. Updated electrical.



Quaint "Village by the Lake"!

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

There are picturesque waterfront parks, a local arena, public library, waterfront trail, GO station and a vibrant shopping district on Lake Shore Blvd.

The area is attracting many chef's and you can walk to delicious dining spots like Buster's Fish House, The Empanada Company, 850 Degrees pizza, Dani Sushi Japanese & Korean restaurant, Pulcinella, Khao Gaeng, Thrive Organic Kitchen, Farm Boy gourmet grocery store, Woody's Burger Bar. And the list keeps growing. Starbucks is nice and close too. Many shops are locally owned & operated.

Convenient shopping at the renowned & recently expanded Sherway Gardens just 10 minutes away featuring the finest of high end shops and stores. Plus many big box stores in that area.

Great school district! Kids can attend James S. Bell Sports & Wellness Academy for English or the fantastic Ecole Sir Adam Beck for French, St. Ambrose Catholic School, popular Lakeshore Collegiate, as well as many private, daycares and alternative schools close by.

Lots of local recreation & parks surround! Len Ford Park, Birch Park, the city run Gus Ryder Pool & Health Club or Alderwood pool, Long Branch Centennial Arena which offers public skating, ice hockey and programs for all ages.

The scenic Waterfront Trail offers miles of fitness and leisure activities. The trail meanders along the south end of this neighbourhood all the way from downtown Toronto out through Mississauga and passes through Len Ford Park, a cute spot for picnics, and Colonel Samuel Smith Park (south of Humber College campus) which hosts Lake Shore Mardi Gras 4 day summer concert, as well the winter skating trail and has the spectacular views of Lake Ontario. The Lakeshore Yacht Club, Lakeview Golf Course (City of Mississauga) and Toronto Golf Club (Private) are very close by.

The Long Branch Public Library is a friendly community-oriented library that offers pre-school to adults and seniors programming. The James S. Bell Community School rec centre offers crafts, sports, fitness, arts, music, martial arts, dance and general interest.

The Long Branch BIA is active - check out 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. Christmas time sparkles with decorative lights resembling candy canes adorn the street lamps. There is a delightful local Santa Claus parade along the Lake Shore which annually takes place on the first Saturday in December.

Easy commute! 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 also 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.

2018 Approximate Annual Expenses Taxes: \$3603.31 Hydro: \$1000.00 Heating/Gas: \$2200.00 Insurance: \$750.00 Water & Waste: \$1000.00	Bedrooms: 3 Baths: 3 (1x2 Piece on main floor) (1x4 Piece on 2nd Floor) (1x3 Piece in Lower Level) Parking: Parking off mutual driveway for 2 cars at the back. Lot Size: 25.00 x 100.00 Feet Square Feet: 2000 sq ft (includes the lower level) Possession: 60 Days/TBD
Inclusions: Stainless steel: Fridge, gas stove, dishwasher & exhaust hood; washer, dryer, window coverings, electric light fixtures, hot water tank (buyer to assume rental contract).	

