

Welcome to 68 Wimbleton Rd.

Enjoy your own "bit of Country" in the Heart of Humber Valley Village



Spectacular 196 ft. deep pie-shaped lot with an immaculate, two storey, three bedroom home.

Gracious principal rooms and stunning views!

Move in today, renovate or

capitalize on a remarkable opportunity to build your dream home.

Humber valley village is a wonderful place to raise a family with its strong sense of community. Walk to great schools, local churches and shopping.

 **Tasi, Norm\* & Adrienne Farquhar**

Sales Representatives, \*Broker

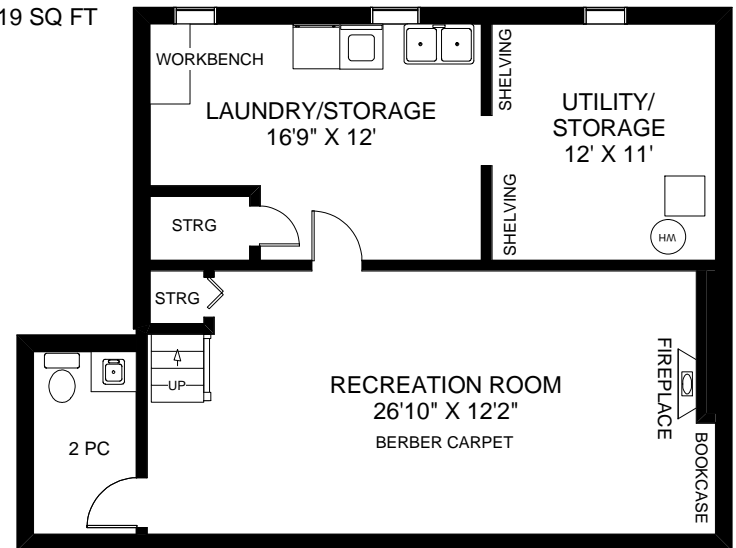
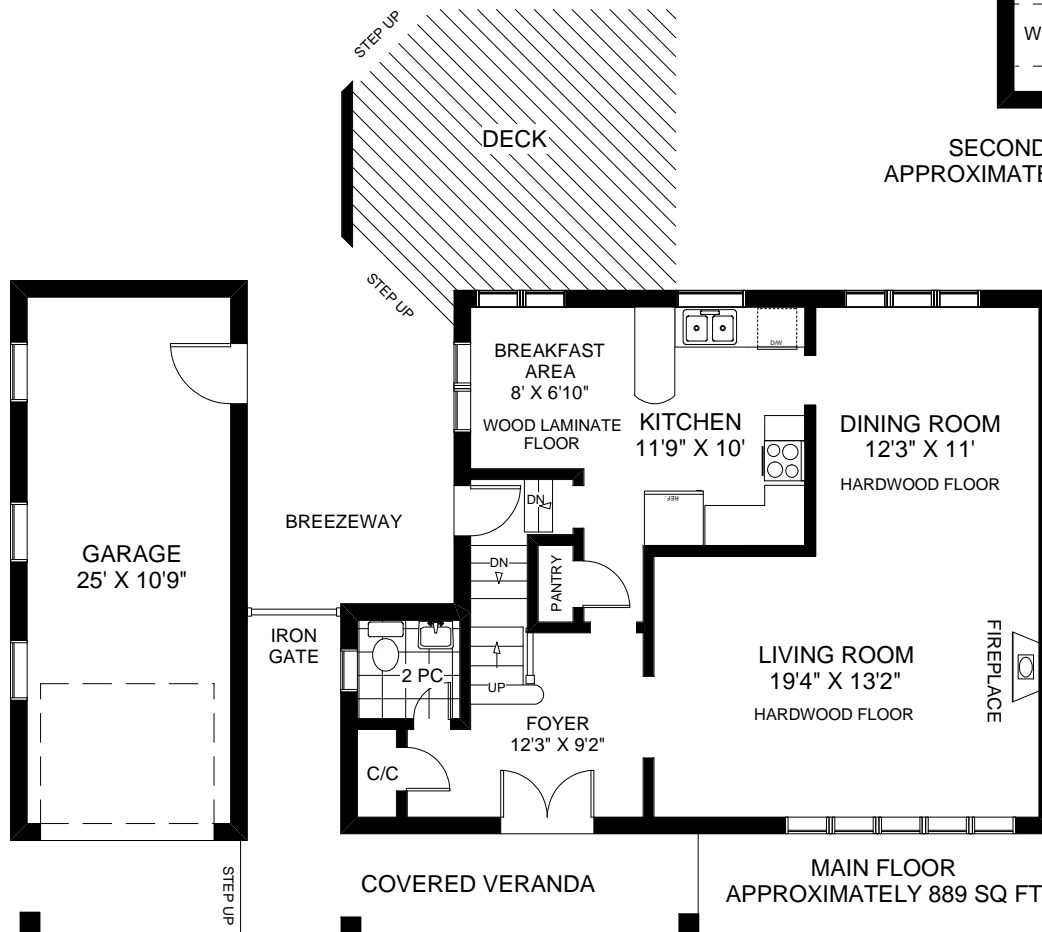
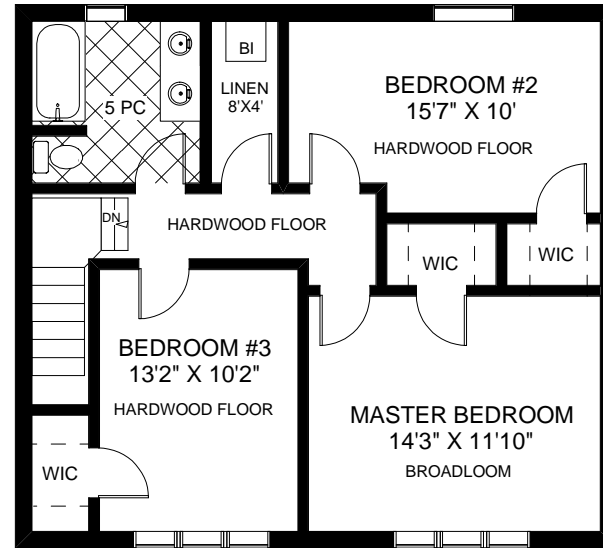
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# 68 WIMBLETON ROAD

**TASI, NORM & ADRIENNE FARQUHAR**  
 Sales Representatives  
 RE/MAX Professionals  
 416-236-1241



FLOOR PLANS BY KIM DORNEY  
 647-989-6526

Note: Measurements & Calculations are approximate. Provided as a guideline only.

# Features of 68 Wimbledon Rd.

Magnificent Lot - Great Neighbourhood

**Flexibility Plus! Move in, customize or rebuild ...one of the *BEST* lots in the Neighbourhood. Add a pool and tennis court and have green space left over!**

**This immaculate 2 storey/3 bedroom home is located on a expansive lot with a private South-West facing back garden footed by a wooded area that guarantees privacy during the spring and summer. The front faces a unique parkette on Wimbledon Rd. that provides privacy and ensures low traffic.**

## **Interior- Ground Level**

- Gracious principal rooms and entry hall with arched doorways, hardwood floors and cornice mouldings.
- Convenient 2 piece bathroom and closet on entry.
- The bright living room has large casement windows with beautiful Hunter Douglas blinds and a wood-burning fireplace with brass doors and attractive mantle.
- The dining room forms an "L" with the Living room and features a large window and fabulous view of the wooded back garden.
- Spacious sun filled kitchen features a separate breakfast area with a view of the patio and yard, wood laminate floor, separate pantry, track lighting and double sink under a large window.

## **2<sup>nd</sup> Floor**

- 3 spacious bedrooms with walk-in closets and hardwood floors under broadloom in the two bedrooms at the front of the house. The two front bedrooms have triple casement windows overlooking the parkette with Hunter Douglas blinds. The Master has crown mouldings. The second bedroom (currently being used as an office) has a fabulous view of the backyard.
- 5 piece bathroom has a "Jacuzzi" style tub, tiled floor and large vanity with a double sink.
- Large walk-in linen closet with built-in shelves and drawers.

## **Basement**

- Side entrance from the yard
- The Berber carpet on the lower stairs flows through the large recreation room (27'X12'), which features a gas fireplace, pot-lights and built-in bookcase
- Both the Laundry and Utility rooms are large with a storage cupboard and shelving. The Laundry room has a double sink.

## **Exterior**

Double Wood Front door, Brick Exterior, covered veranda with concrete walkway, breezeway, deck in the backyard and separate single car garage. The roof was done in May 2005.

## **Other**

Gas Hot Water / Radiator & Low profile heaters; Furnace Nov 1996; 100 amp. Breakers

68 Wimbledon Rd. - Offered at: \$929,000

Taxes: \$6,728.15 (2008) Approx. 1,708 Sq. Ft lot Size\*: 45.05 X 196.7 Ft.  
(\*irregular, pie-shaped)



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements 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 buyers or sellers currently under contract with a broker. E&OE