

Welcome to

27 Anglesey Blvd.



Re/Max Professionals Inc. Brokerage,
Independently Owned & Operated, 270 The Kingsway #200



A well loved Family Home in the heart of Humber Valley Village. This four +1 bedroom home features gracious principal rooms, double garage, inground pool, separate entrance to a basement office or possible nanny/granny suite. Great opportunity for either a professional or family who wish to make it their own. Anglesey Blvd. is an attractive street with mature trees and a centre boulevard. Humber Valley is a wonderful place to live with its strong sense of community. Buses connect along the main arteries to the subway and there is direct highway access into the city and to the airport. Walk to great schools, local churches and shopping at Humbertown Plaza.

27 Anglesey Blvd. is the previous home and office of Dr. R. Gordon Bremner, a dedicated and well-respected family practitioner in Etobicoke for over 45 years. He was an active member of the Humber Valley community, a founding member of St. Giles Presbyterian Church Kingsway, a long time member of the Humber Valley Kiwanis Club and valued member of PROBUS. He will be remembered by family, friends and neighbours for his commitment to life and his enthusiasm, patience and understanding.

Dr. R. Gordon Bremner 1926 - 2008



Tasi, Norm* & Adrienne Farquhar

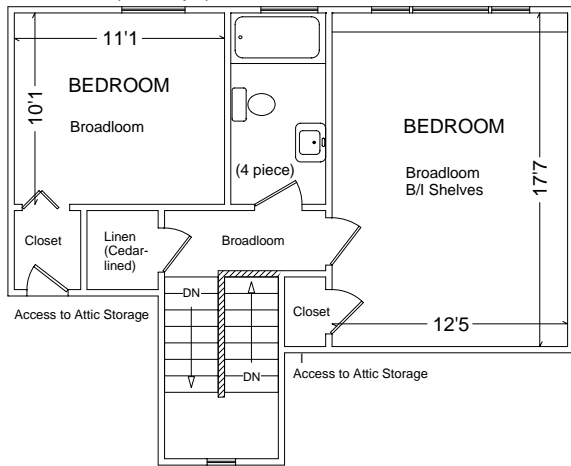
Sales Representatives, *Broker

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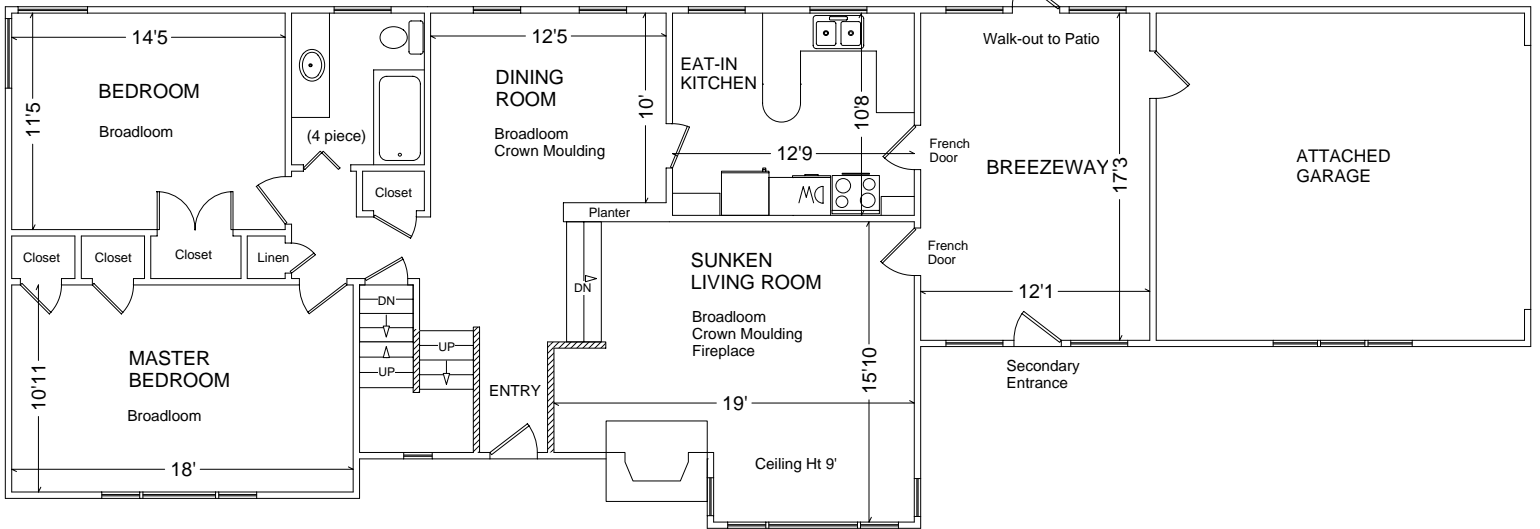


SECOND (560 sq ft)

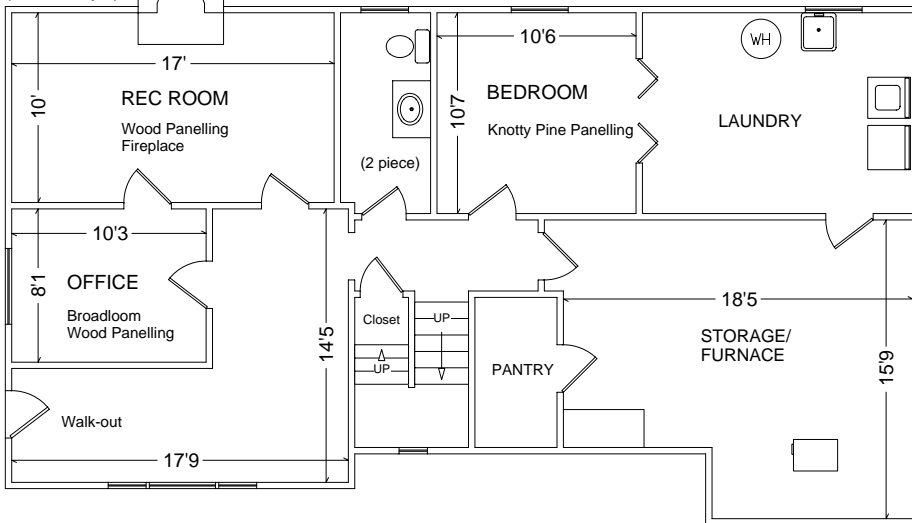


27 ANGLESEY BLVD

MAIN (1,455 sq ft)



BASEMENT (1,215 sq ft)



THE FARQUHAR ADVANTAGE

(416) 236-1241

RE/MAX Professionals Inc.,
Brokerage

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 766-7479

Features of 27 Anglesey Blvd. 4⁺1 Bedrooms - 3 Bathrooms

Excellent neighbourhood well known for its rolling terrain, mature trees, good schools, shops and convenient access to transit and the airport.

Exterior

- 1 1/2 Storey Brick Home with attached Double Garage and new 4 car asphalt driveway, accessed from Lambeth Crescent
- Lovely corner lot with mature trees
- Large picture windows
- Breezeway access to both the Kitchen & Living Room as well as the Garage
- Private fenced side-yard with concrete kidney shaped Pool (Note: The cement needs repair; the pool doesn't leak; Filter/Pump: 5-10 years. Old; Maintenance co. name & no. available)
- Roof: approximately 10 years old

Ground Floor

- Gracious open concept Living/Dining Rooms
- Sunken Living Room with 9' ceiling, large picture window, crown moulding, wood burning Fireplace, hardwood under carpet and access to the Breezeway
- Main Floor 4 piece Bathroom
- Master Bedroom has a large window, his and hers closets and hardwood under carpet
- 2nd Bedroom (currently used as an office) has a large corner window, double closet and hardwood under carpet

Upper Level

- Cedar lined Closet with B/I shelves
- 3rd Bedroom has closet with B/I Shelves and access to attic/storage area
- 4th Bedroom has B/I shelves under a huge window and closet with attic access
- 4 piece Bathroom with B/I cabinet

* Huge potential to expand into attic spaces

Basement

- Separate entrance from Anglesey into foyer with large above ground windows
- Office with large above ground window
- Recreation Room with wood burning fireplace
- Ample storage under the stairs and in the Furnace Room
- 2 piece Bathroom
- Knotty pine panelled bedroom with 2 single platform beds
- Walk through to separate laundry with laundry tub, B/I desk & Shelving
- Pantry Storage
- Forced Air Oil Furnace with Heat Pump/Air Conditioner; Regular maintenance through Esso; Oil Tank updated in last 2 years
- Electrical: Breakers and fuses

Inclusions: Existing: fridge, stove, b/I dishwasher, washer & dryer

Exclusions: DR & MBR chandeliers; drapes in LR, DR & MBR



27 Anglesey Blvd.



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