

## Welcome to 9 Belfry Avenue



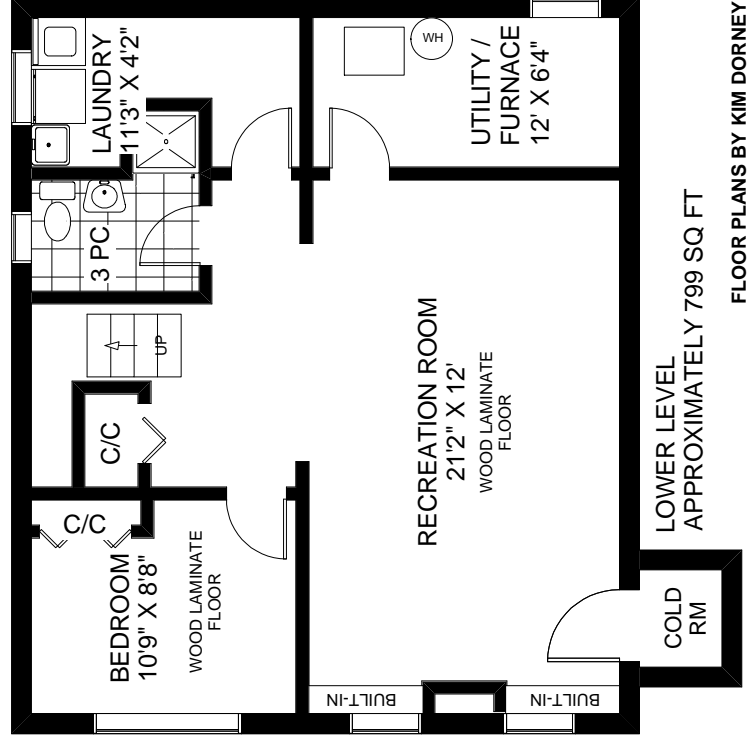
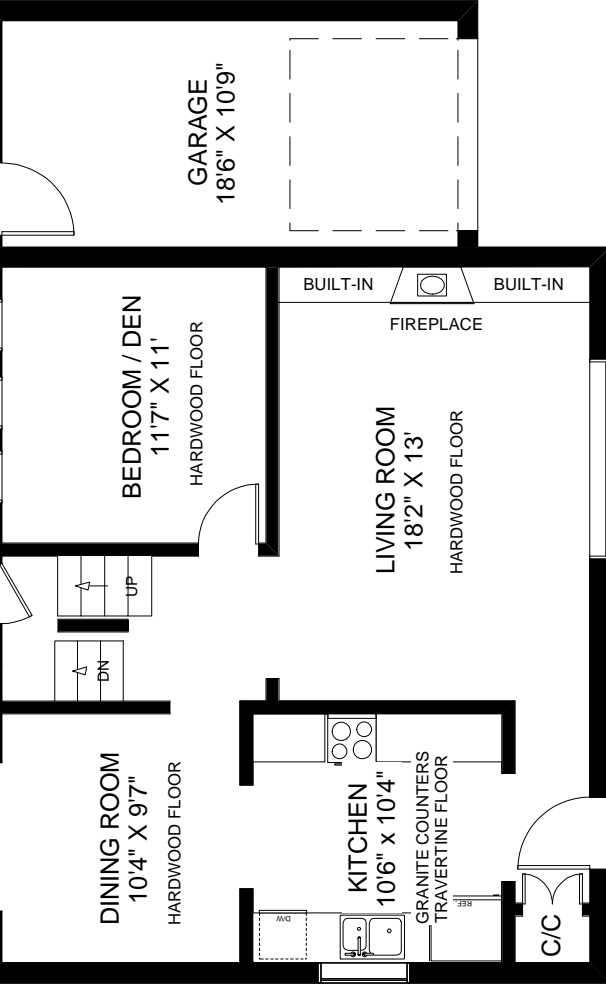
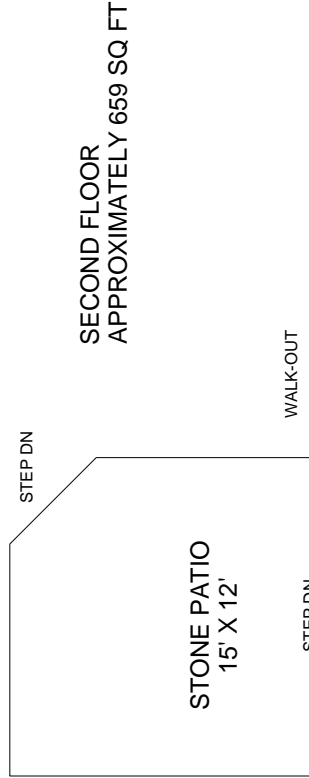
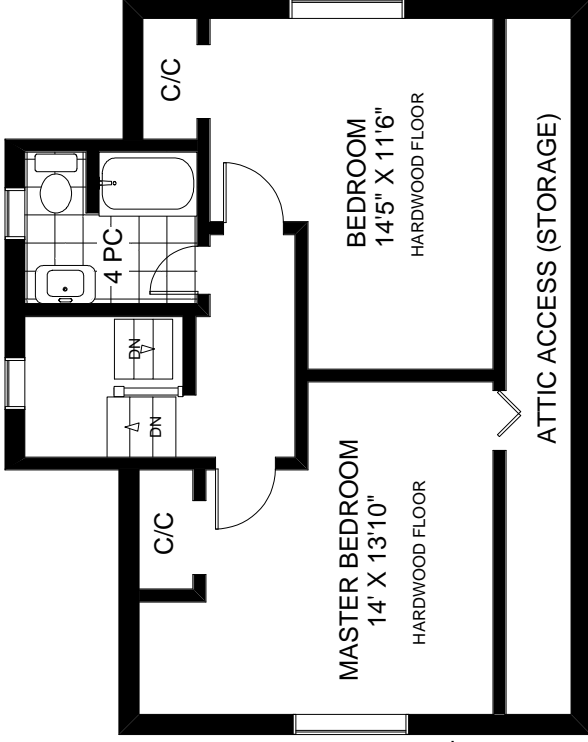
Elegant Family Home, renovated with attention to detail. This 1½ storey has large windows, Travertine and hardwood floors, Crown mouldings, Cherry cabinets, and updated lighting. The layout provides flexibility to adapt to your lifestyle with its 3+1 bedrooms, Reno'd gourmet kitchen, spacious lower level, attractive stone patio and "Storybook" landscaped backyard. Located in a high demand neighbourhood with good schools and convenient access to downtown.

 **Tasi, Norm\* & Adrienne Farquhar**  
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# 9 BELFRY AVENUE

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



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

FLOOR PLANS BY KIM DORNEY  
 647-989-6526

# Features of 9 Belfry Avenue

3+1 Bedrooms - Approx. 1,458 Square Feet - Renovated Main & Lower Levels

## Exterior

- Curb Appeal Plus with a newly landscaped front yard, updated Front Door with side-light and large window framed with decorative shutters
- Textured Roof (Approximately 5 years old) with ridge-venting and asphalt premium shingles
- Fenced Landscaped South-Facing Backyard with raised Stone Patio
- Underground Sprinkler System and 2 water taps in the backyard; 1 tap in the front yard

## Interior:

### Main Floor

- Beautiful Travertine floor and Closet on entry
- Lovely Bright Renovated Kitchen with warm Cherry cabinets and decorative crown moulding, Granite counters, Tumbled Marble backsplash, continuation of the Travertine Floor, a large window o/the sink, pot lights & dual setting under cabinet lighting, Floor-to-Ceiling Pantry & built-in wine rack
- Hardwood Floors throughout the Living room, Dining room, Bedroom/Den & Hall
- The Living room has a working wood fireplace with gleaming midnight black marble surround, gorgeous New custom white mantle and built-in cupboards, large window, attached black shelf, crown moulding and pot lights
- The Dining room features paneled wainscoting, crown moulding and double French sliding doors which provide a stunning view of the landscaped back garden and walk-out onto the patio
- The sun-filled main floor bedroom/den features a new large triple low profile casement window and paneled wainscoting
- The stairway to the upper level has hardwood stairs with a distressed iron rail, large bright window and chandelier

### Second Floor

- Hardwood Floors throughout the upper level hall and the two second floor bedrooms
- 4 piece Bathroom with slate floor, "Toto" water-saver toilet, thermostatic Franchetti water controls in the shower and built-in shelving
- The Master Bedroom has a large window, double closet and attic access (possible storage)

### Lower Level

- The Stairway to the lower level has a Berber runner and New door that leads to the back garden
- Newly Renovated 3 piece Bathroom with Travertine Floor and a porcelain tiled shower with thermostatic Franchetti water controls
- Bedroom/Playroom with track lighting and deep closet
- Spacious recreation room with glued Tarkett laminate floor and built-in shelving
- Separate Laundry room with porcelain tile floor
- The Furnace room has built-in shelving
- Both the "Cold" room and under-the-stairs closet provide additional storage

## Other:

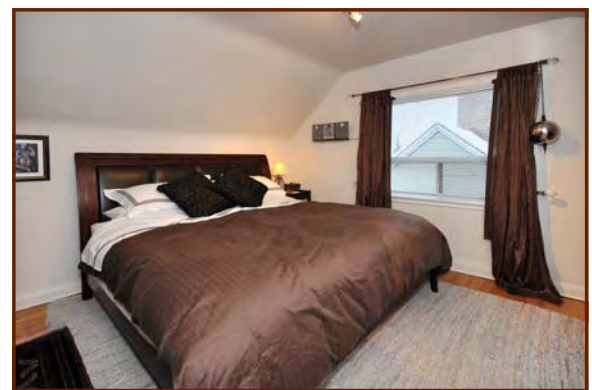
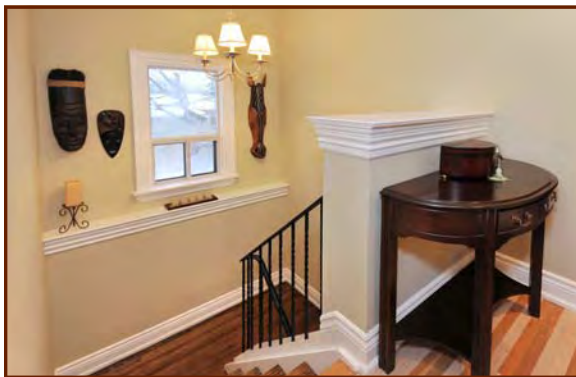
- Furnace (approx. 8 yrs old); Rented Hot Water Heater
- Electrical Panel: 100 amps; 2 outdoor GFCI electrical outlets at the front and 3 in the back; Sub-panel for a Hot-Tub
- The Municipal Water Service was recently upgraded to 1" service
- Extra insulation in the attic, ceiling, windows, doors & baseboards
- Single car garage with heavy duty 1hp opener, keypad entry, built-in shelving and upper storage
- Motion sensors in the front and backyard

**Exclusions:** Stainless Steel Refrigerator, Microwave, Dishwasher and Stove, New Washer & Dryer, Dining Room Chandelier, Copper Trellises & backyard decorations, Hot-Tub and Children's backyard Play set, Speakers in the Rec. Room

**\* Note: A List of Chattels For Sale is available on request**

# 9 Belfry Avenue

Offered at: \$529,000. Taxes: \$3,534.69 (2008) Lot Size: 50 X 100 Ft.



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