

Welcome to
101 Carsbrooke Road



Re/Max Professionals Inc., Brokerage
270 The Kingsway Suite 200, Toronto, ON
Each Office Independently Owned & Operated



A spacious, welcoming three Bedroom Backsplit in the Broadacres Park area. In a great neighbourhood for families, this lovely home is convenient to schools and Centennial Park with its many recreational facilities.

 **Tasi, Norm* & Adrienne Farquhar**

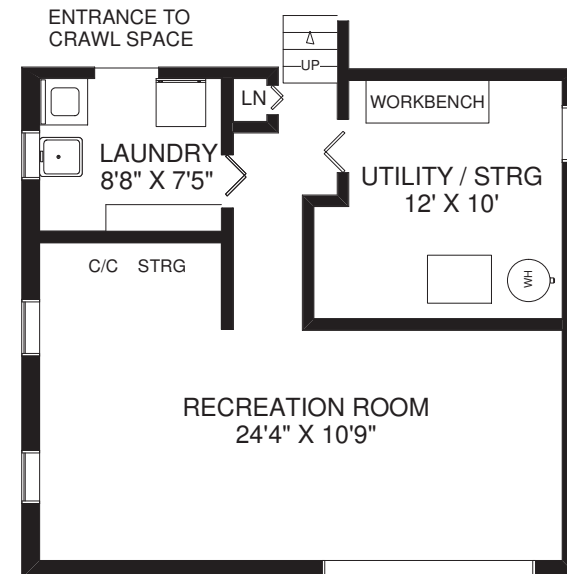
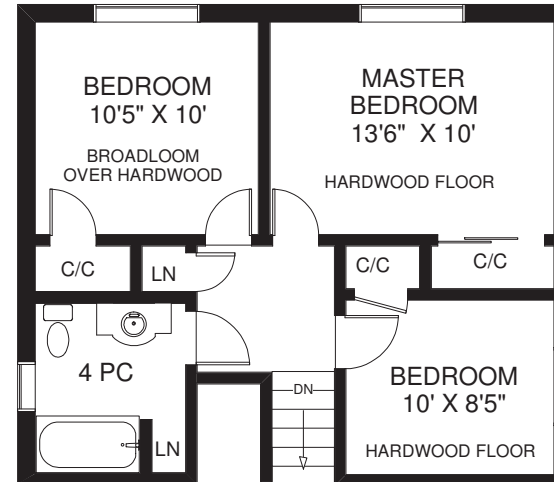
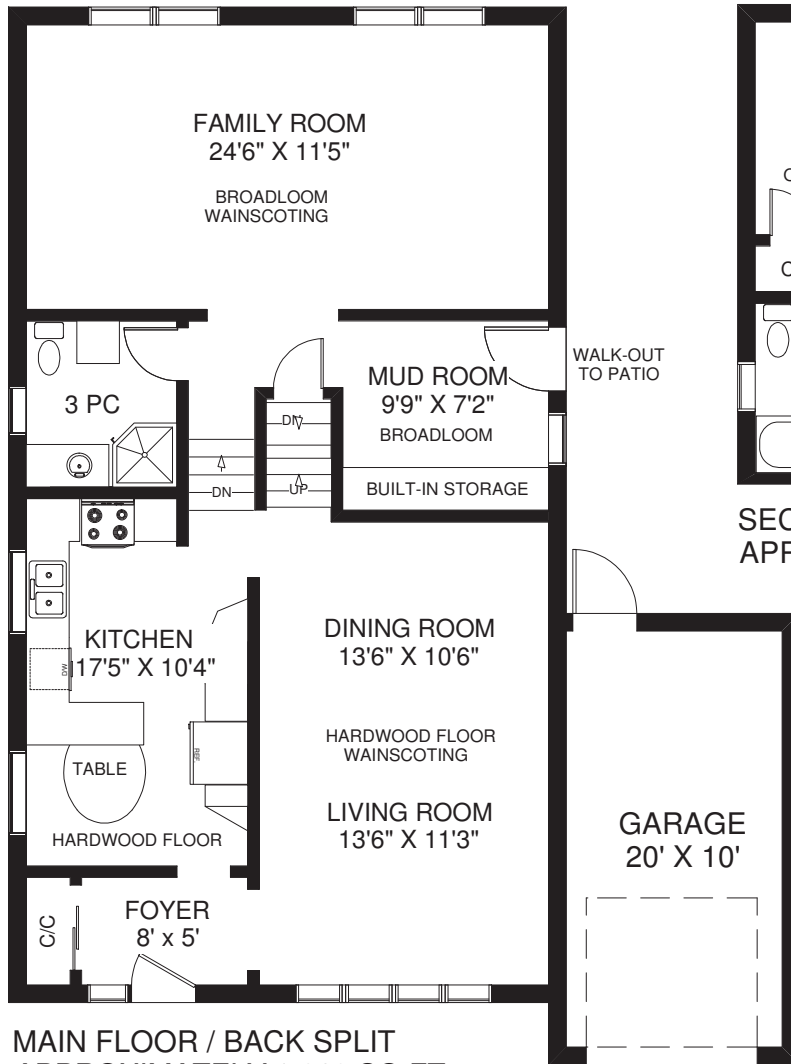
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TASI, NORM* & ADRIENNE FARQUHAR
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FLOOR PLANS BY KIM DORNEY
 647-989-6526

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

Features of 101 Carsbrooke Road

Interior

- Great family home in the Broadacres Park neighbourhood, lovingly maintained by long-time owners
- Gorgeous hardwood floors throughout the main level
- Double mirrored closet at entry foyer
- Gracious Living/Dining room combination with wainscoting, crown moulding and large front window
- Customized eat-in kitchen with brick accent wall, 2 windows, beautiful cherry cabinets with under cabinet lighting, one with two stained glass doors and interior lighting, a roll-down appliance garage, pot-lights, built-in desk and stainless steel appliances
- The upper level has hardwood floors throughout the three bedrooms (covered by carpet in the 2nd bedroom), a 4 piece bathroom with storage and a hall linen closet
- The master bedroom has a double mirrored closet and large window which overlooks the back garden
- A few steps down to an above ground 3 piece bathroom with large mirror & vanity, shelving unit and shower
- Sizeable mud room with built-in storage
- Cozy family room with beadboard wainscoting, berber carpet, double windows and crown moulding
- The basement has a large recreation room, separate laundry room with hanging/storage, a huge crawl space for storage, a utility room with work bench and shelving

Exterior

- Wonderful lot with mature trees
- Solid brick home with siding accent
- South facing fenced backyard with side patio
- Interlock drive and front walkway
- Single car garage with door to backyard, upper storage and built-in shelves
- Natural Gas Barbeque hook-up.
- Roof (13 years)
- Bell Express Vu satellite

Other

- Alarm system under contract with ADT (2 additional years at \$39/mo.including taxes, to be assumed by the buyer)
- Central Vacuum
- Furnace (21 yrs) , CAC (18 yrs), 100 Amp. Electrical Service, Rented oversized Hot Water Heater

Neighbourhood

- Close to Broadacres Junior School and Park, Nativity of Our Lord School as well as Centennial Park which features an Olympian sports complex, ski hill, mini Indy, golf course, conservatory, baseball diamonds
- Convenient access to highways and the airport

Offered at \$479,000 Taxes \$3,289 (2008)

Approximately 1758 sq. ft. - Lot Size: 49 ft. x 114 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