

Welcome to 325 Indian Grove



Charming, Bright, semi-detached 2 storey, 3 bedroom home in desirable High Park neighbourhood. Immaculate main floor featuring: open concept layout; hardwood floors, baseboards and window trim; crown mouldings; gas fireplace and updated kitchen. Deck with privacy screen overlooks the yard. Detached garage. Walk to parks, subway, shops and schools. Convenient highway access.



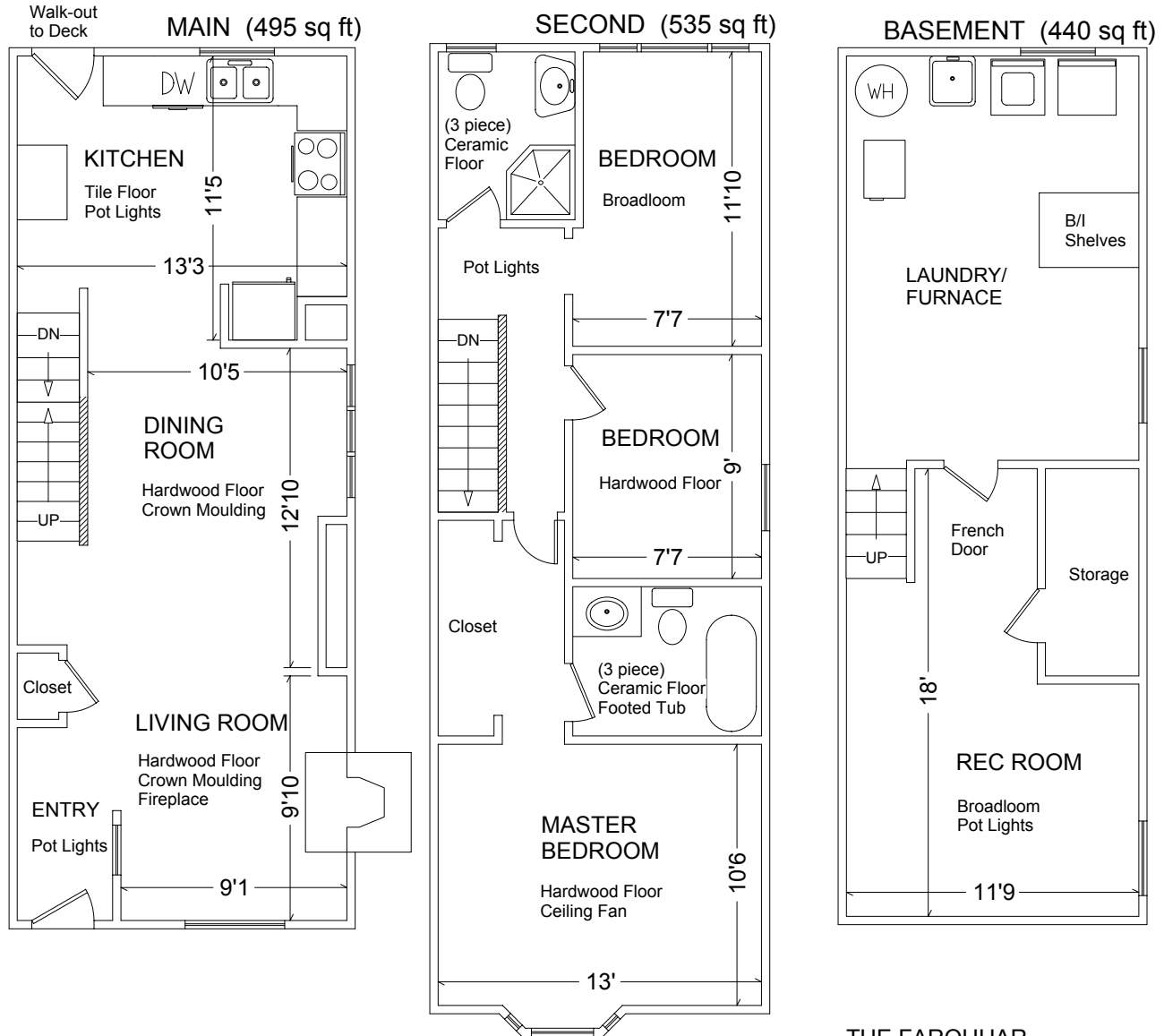
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325 INDIAN GROVE



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

THE FARQUHAR
ADVANTAGE

(416) 236-1241

RE/MAX Professionals Inc.,
Brokerage

Features of 325 Indian Grove

Open Concept - Updated Kitchen - Great Neighbourhood

Main Level

- The open concept plan, 8 1/2' ceilings, freshly painted walls, and pot lights in both the entry and kitchen give this home a light and airy feeling.
- The Crown Mouldings, gas fireplace with elegant paneled mantle/surround, the Hardwood floors, wood baseboards and wood trim on the windows give the entry and principal rooms an Old World Charm.
- Updated Kitchen with clean lines, tiled backsplash, vinyl tiled floor and newer appliances: GE Profile Gas Stove, B/I Intellowave Microwave, B/I Dishwasher, GE Stainless Steel Refrigerator. Large functional pantry and walkout to the back deck and yard. Gas hook-up on deck.

Upper Level

- Hardwood floors through the upper hall and Master Bedroom
- Pot Lights in the hall
- The Master Suite has a large organized double wall closet behind curtains, a ceiling fan, a three piece ensuite with bead board wainscoting and a cast iron tub
- The main three piece Bathroom features a glass shower
- The second bedroom situated at the back of the home (currently being used as an office) , overlooks the backyard

Lower Level

- Berber carpet and pot lights in the Recreation Room
- Security Bars on the Windows
- Spacious storage closet
- Combined Laundry and Furnace Room, with B/I shelving and B/I cupboards

Other Features

- Central Air Conditioning (2002/approx.)
- Gas Furnace (1991)
- Owned Gas Hot Water Tank
- Mostly upgraded windows.
- Electrical 100 amps on breaker switches

Exterior

- Roof (1996)
- Charming front porch
- Deck overlooking partially fenced yard
- Side lane access to detached garage with single parking

Area Attributes

- Close to schools, shops and playground at Lithuania Park
- 8 minute walk to Keele St. Subway and High Park with it's nature trails, gardens, ice rink, tennis and pool
- Convenient to highway

Inclusions: Stove , B/I Dishwasher, B/I Microwave, Refrigerator, Ceiling fan, DR Chandelier & all ELF's, Washer & Dryer, Brdlnm w/attached, drapery & hardware, GB&E., 3 garden planters & decorative claw foot tub in backyard.

Exclusions: Stained Glass window hanging in the front entrance, ensuite bathroom mirror

Offered at: \$439,000 Taxes: \$3,019.07 (2007) Lot Size: 18.06 X 134.25 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