

Welcome to 31 McIntosh Ave.



Cozy 2+1 Bedroom Bungalow steps from Parks, schools and transit in desirable south Norseman. Enjoy the warmth of Hardwood floors and the Gorgeous Kitchen with tumbled marble backsplash, newer appliances and Butcher Block counters. Open concept Living/Dining/Kitchen is ideal for Entertaining. The Lower Level features a new laundry room, new carpet in the recreational room and bedroom/office and an updated 4 piece bathroom. Close to great restaurants and shops on the Queensway.

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Features of 31 McIntosh Ave.

*2 + 1 Bedrooms *Renovated Kitchen *Updated Laundry & Bathrooms

Main Floor

- Welcoming Foyer with small closet
- Beautiful Hardwood floors through the open concept Kitchen / Dining room / Living room
- Crown Moulding in the Living room
- Gorgeous newly Renovated Kitchen with Tumbled Marble Backsplash, Butcher Block Counters and newer appliances (Feb/2007): B/I GE Profile Convection / Microwave, B/I Kenmore Dishwasher, Kenmore Refrigerator and Frigidaire Stove
- 4-pc. Bathroom on Main Floor with updated Ceramic tiled floor and shower surround
- Master Bedroom has double Mirrored Organized Closet and Broadloom. Window overlooks backyard.
- 2nd Bedroom is carpeted and also overlooks the yard

Lower Level

- Neutral Berber carpet on stairs to lower level, throughout the Recreation Room and a spacious 3rd Bedroom/Office/Storage area with two windows
- Newly renovated Laundry Room with new vinyl flooring, pot lights, sink and vanity. Stackable Ariston washer and dryer, B/I shelves.
- Updated 4 piece Bathroom
- Storage under the stairs
- Gas Furnace
- 100 Amp. Electrical Service

Exterior

- Brick, Private Partially Fenced Yard
- Large Storage Shed/Workshop
- Established Neighbourhood, close to transit, parks (Woodford Park and Mimico Creek) and schools (both Montessori and public).

Inclusions: Electric light Fixtures, b/i GE Profile Convection / Microwave, b/i Kenmore Dishwasher, Kenmore Refrigerator & Frigidaire Stove, All Window Coverings, Washer & Dryer, Broadloom where laid, GB&E

Exclusions: Cube Shelving Unit in Lower Level

Offered at \$379,900

2007 Taxes: \$2,558.53



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