

THE FARQUHAR ADVANTAGE



Experience, Success & Local Knowledge



Welcome to
55 Yorkleigh Avenue

\$2,199,000

Taxes: \$4,179.88 (2009) Lot Size: 102 feet x 182 feet



Tasi,* Norm & Adrienne* FARQUHAR**

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Entertainer's delight!

Nature and natural light enhance the open design & warm colour palette of this spectacular home.

Stunning 4656 sq. ft. ⁽¹⁾ custom bungalow completed in 2008. Many upgrades and extras⁽²⁾ : luxurious finishes, beautiful maple floors, primary & secondary front entrance, large welcoming foyer, formal dining room, wrap-around oversized windows, vaulted ceiling, open-concept great room with gas fireplace, gourmet kitchen with both bar & attached breakfast room and large "secret" walk-in pantry, energy efficient construction and spacious lower level with an above-grade games room (650 sq. ft.). Two elegant bedrooms on the main level and a three multi-purpose/bedrooms on the lower, as well as a potential suite/apartment and elevator⁽³⁾ . Covered front porch, circular drive, triple garage, large elevated deck and professionally landscaped grounds.

⁽¹⁾Main : 2711 Sq. Ft. / Lower Level: 1945 Sq. Ft. ⁽²⁾ See the "Detailed Features" insert & Schedule B&C of the Listing. ⁽³⁾ See the Floor plan





Walk-out to private fenced yard from the lower level games room or onto the upper level deck from the great room. Enjoy lovely perennial gardens, mature trees, the “marshmallow” fire pit, waterfall and an in-ground sprinkler system. The partially covered upper deck includes a hot-tub, space for entertaining and great views!



Other features: An (Alarm Force) alarm system, central vacuum with two toe-pans, built-in speakers on the main level and deck, mud room with lots of storage, cold room and cedar closet.

This home is located in a prestigious Etobicoke enclave of executive homes in the Westmount/Humber Heights area. Nature lovers and bikers will appreciate its close proximity to parks, both the Weston Wood Park and Humber River Park system. It is close to TTC and minutes from the Weston Golf Club and the 401.



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