

Welcome to
39 Sunnylea Ave. East



Spacious Family Home on an exceptional lot in Fabulous Sunnylea. Picture windows across the back of the home overlook the lovely large private, South facing backyard. Four bedrooms and a Renovated main floor Kitchen with granite counters and walkout to front yard. In the lower level there is a full suite which includes 2 additional bedrooms, a 4pc bath, a second kitchen and living area with woodstove. The suite is at ground level with large windows and a walk-out to the garden.

Sunnylea residents enjoy convenient access to the Kingsway Village shops on Bloor Street West and the subway. The area is popular with young families due to its close proximity to numerous parks and excellent schools.



Tasi, Norm* & Adrienne Farquhar

Sales Representatives, *Broker

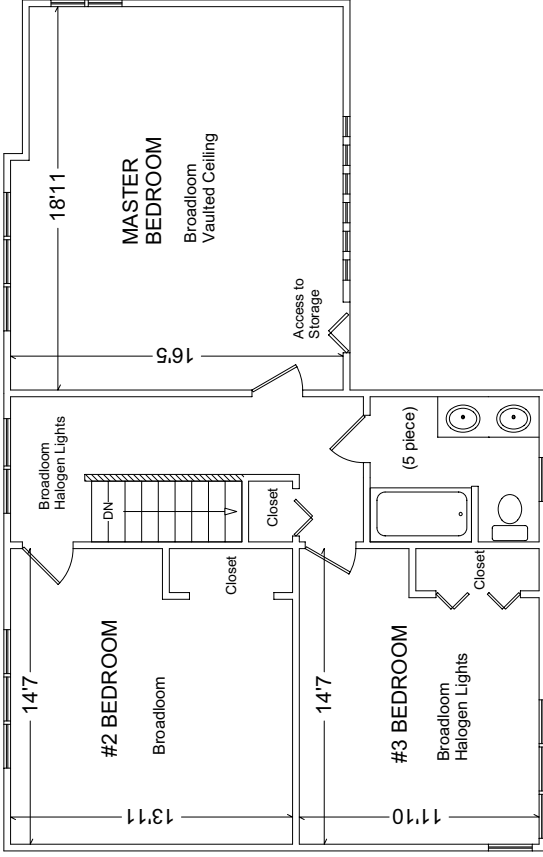
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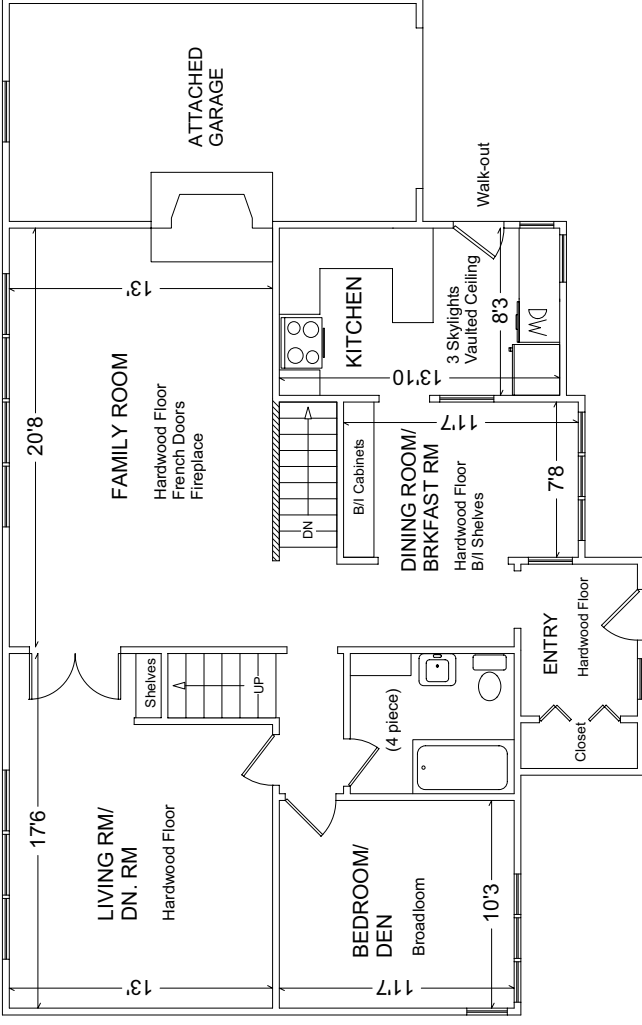


39 SUNNYLEA AVENUE EAST

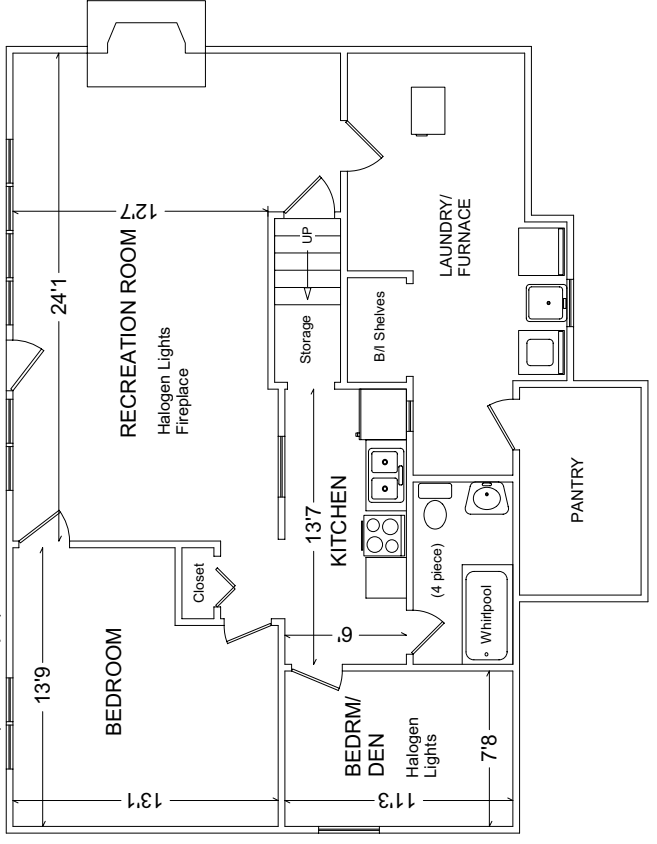
SECOND (930 sq ft)



MAIN (1,115 sq ft)



LOWER (1,075 sq ft)



THE FARQUHAR ADVANTAGE

(416) 236-1241

RE/MAX Professionals Inc.,
Brokerage

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

Features of 39 Sunnylea Ave. E.

4+2Bedrooms - Established Neighbourhood - South Facing Garden

- Unique 2-Storey Family-sized home on exceptional lot in highly desirable Sunnylea. The layout is flexible and can be adapted to the purchasers lifestyle with a large amount of Living space across the back of the home overlooking the garden.
- A “hidden gem” this private park-like property reaches a depth of 170 feet on the east side. The backyard is south facing and is largely open with mature trees, ideal for a pool or large entertainment/play area.
- Spacious with 4 +2 bedrooms. The main floor bedroom (currently used as a den) is adjacent to a 4 piece Bathroom. There is an additional 5 pc bath on the upper level and a 4 pc in the basement suite
- The Large Master Bedroom was part of an addition completed in 1995 and is Sound Proofed (originally used as a music room).
- Both the Living Room and separate Family Room have hardwood floors and picture windows that maximize the view. The Family Room has a wood burning fireplace.
- The Renovated Kitchen has granite counters, 3 skylights, walk-out to side-yard and a separate Breakfast Room (which could also be used as the dining room) that has a hardwood floor.
- The lower level includes an In-law/Nanny suite with private entrance, living area with Wood Burning Stove, Kitchen, two Bedrooms and 4 pc Bath.
- Walk to transit and Kingsway Village Shops.

Other

- Alarm system (Monitoring fee can be assumed if desired)
- Forced Air Gas furnace which heats the Main and Lower levels
- Baseboard Electric heat in the upper level
- Asphalt Shingle Roof 2004
- Soffits, Eaves & Fascia—Aluminum 2004
- The main floor windows were replaced in 2000
- Wood stove

Mechanical

- 2 Electrical Panels (Furnace Room & Garage)
- CAC 10 yrs
- Furnace & Humidifier 15 yrs

Inclusions:

Fridge, Stove, B/I Dishwasher, Washer, Dryer, GB&E, all ELF's, Patio Table & 6 Chairs, Garden Shed, Bench, Woodstove

Offered at \$799,900 — 2007 Taxes: \$5,841.98
60 ft x 169.8 ft (irregular / ask sales representative)



Main
Kitchen



Fabulous Private Garden

Lower
2nd
Kitchen



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