

## Welcome to 31 Taylorwood Drive



Benefit from the incredible value in this beautifully renovated family home!

Located in the wonderful North Drive neighbourhood, with its multi million dollar homes and easy access to the Humber River Parks and bordering golf courses, this property will appeal to those looking for an oasis in the city.

Enjoy sun filled rooms and the spaciousness that comes with a 4 bedroom Side Split. The lovely 65.5' wide lot is private with mature trees. This home is family friendly with its eat-in Kitchen, family room, updated recreation room, ample storage and many built-ins. Several walk-outs to patio & garden. Luxurious Master Ensuite. Hardwood & Limestone tile floors, Granite counters, California Shutters and two Fireplaces.

Convenient location with access to the airport, 401 and transit.

**Offered at: \$899,000**

Taxes: \$5,240.00 (2008) - Lot Size: 65.5 Ft. X 123.33 Ft.



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# *Features of 31 Taylorwood Drive*

## *Renovated Family Home - Fantastic Neighbourhood*

### **Ground Floor**

- The entry features a front door with large side-light and California Shutters, a double closet, skylight, high ceiling, pot lights and beautiful limestone tile floor that flows through to the kitchen
- Gracious Living room with hardwood floors, fabulous floor-to-ceiling windows looking out over the front Yard, crown moulding, “focus” pot lights, brushed nickel Gas Fireplace with attractive tile surround and threshold
- Elegant Dining room with decorative pillars open to the Living room, hardwood floors & crown moulding. The double sliding door walkout to the patio provides lots of light.
- Cosy Eat-in Kitchen includes a large pantry, Granite counters & Island top, double sink and modern light fixture with “focus” lighting. Appliances included: a Maytag Dishwasher, Amana Refrigerator, GE Profile “Spacemaker” Microwave and Amana Gas Stove.

### **Upper Level**

- 2nd floor hall features hardwood floor, a second skylight and a linen closet
- The Master Bedroom has a large window overlooking the backyard with California Shutters, crown moulding, wall to wall his & hers closet with B/I drawers and shelves and double doors to luxurious Ensuite
- 4 piece Ensuite with limestone tile, oversized tub, frameless glass shower with ample storage in vanity & B/I medicine cupboard
- 4 piece main bath on second floor with large vanity
- 2nd & third Bedrooms have double closet, hardwood floors and California Shutters
- 4th Bedroom (currently used as an office) looks over the front yard, has a double closet with B/I shelving, hardwood Floors, California Shutters and track lights

### **Lower Level (5 steps down from the Main Level)**

- The Hall has hardwood floor, a large double mirrored closet and 2 piece bathroom with tiled floor. As well, there is access to the garden from this hallway.
- The Family room has a beveled glass French door entry, parquet floor, B/I shelves and desk, wood wainscoting, track lights and sliding door exit to the yard

### **Basement**

- The basement has a wonderful slate floor in a herringbone pattern that runs down the hall into a spacious recreation room (currently used as a play and exercise room). The flooring, wood burning Fireplace and California Shutters give this room its warm character. B/I's add functionality.
- Large Galley style laundry room with expansive counter, 2 laundry sinks, upper and lower cupboards and shelves. Front loading washer and dryer (2006) included.
- Large Storage Room/Pantry with built in floor-to-ceiling shelving and walk through to Cantina
- Dual access to the Furnace Room from the hall and Laundry. Ultra Efficient Gas Furnace: 2005; Central Vacuum System; Rented Hot Water Heater.

### **Exterior**

- Lovely lot with mature trees
- Brick Home with double garage and concrete drive
- Enclosed private yard with pond and two level inter-lock patio
- Roof: Summer 2004
- Inground Sprinkler System

**Extra's:** All electric light fixtures, fridge, stove, B/I Dishwasher, B/I microwave, washer & dryer, window coverings & rods, California Shutters, GB&E '05, CAC '01, Central Vacuum system & equipment, 2 Electric Garage door openers, Inground sprinkler system & garden pond

**Exclude:** curtains in 2 children's bedrooms and playgym in backyard



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