

Welcome to  
17 Wimbledon Road



Traditional Center-Hall Charmer!

2 Storey, 3 Bedroom Brick home in Humber Valley Village. Move in today; Enjoy the cozy architecturally designed family room with fabulous garden views, 2 fireplaces and convenient proximity to parks, schools and shopping. Humber Valley is a fabulous place to raise a family with its rolling terrain, mature trees and strong sense of community.



**Tasi, Norm\* & Adrienne Farquhar**

Sales Representatives, \*Broker

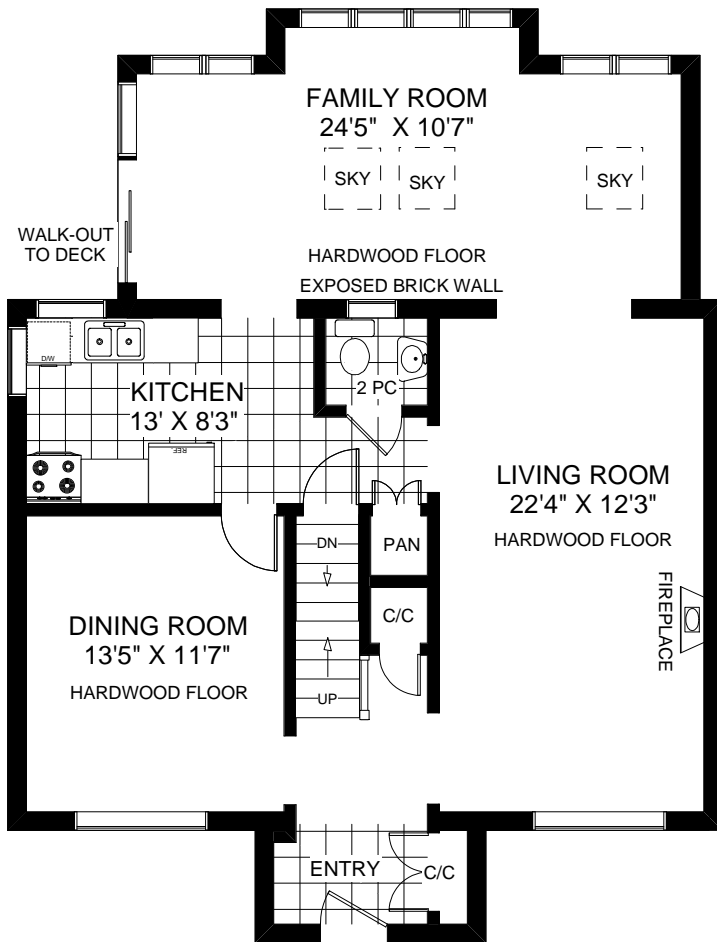
Direct: 416.231.8754

• [www.realestateadvantage.ca](http://www.realestateadvantage.ca)

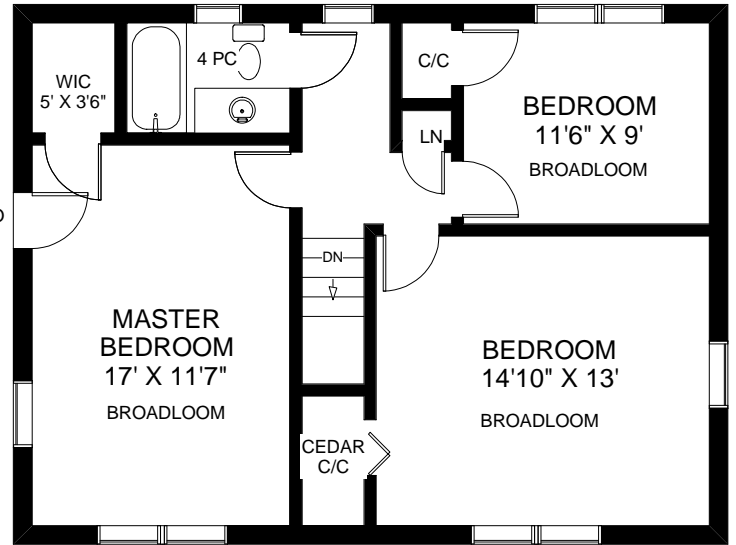


# 17 WIMBLETON ROAD

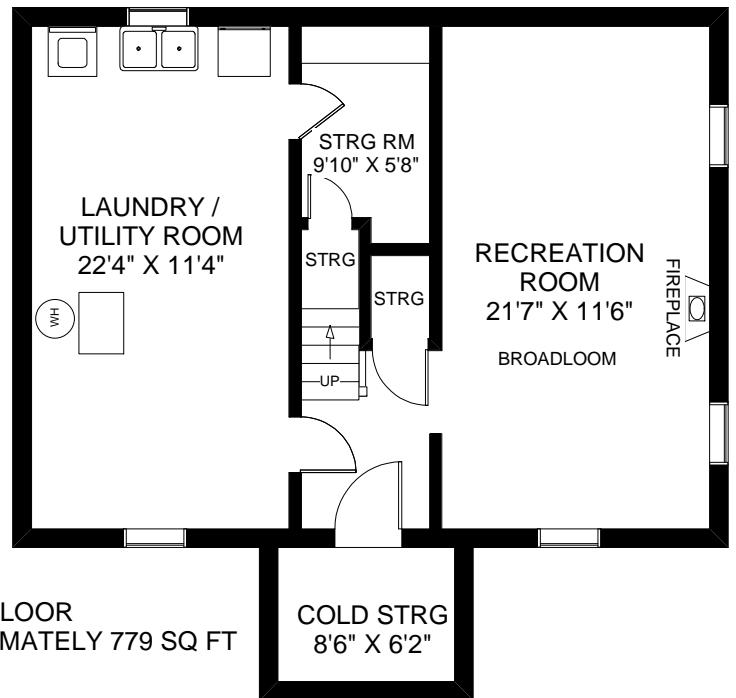
**TASI, NORM\* & ADRIENNE FARQUHAR**  
 Sales Representatives, \*Broker  
 RE/MAX Professionals Inc.  
 (416) 236-1241



MAIN FLOOR  
APPROXIMATELY 1,129 SQ FT



SECOND FLOOR  
APPROXIMATELY 779 SQ FT



LOWER FLOOR  
APPROXIMATELY 779 SQ FT

Note: Calculations & Measurements are approximate. Provided as a guideline only.

# Features of 17 Wimbledon Road

## Family Friendly Home in a Great Neighbourhood

### Main Level

- Etched glass door into foyer with slate tiled floor and two closets
- Hardwood floors and crown moulding in the living & dining rooms
- Arched doorway, large mullioned window and wood burning fireplace in the living room
- Large main floor family room with vaulted ceiling, 2 walls of floor-to-ceiling windows, brick accent wall, hardwood floors, skylights, fan and walk out to large cedar deck
- Neutral kitchen with white cabinets, taupe ceramic tiled floor and full length pantry  
Includes: refrigerator, stove and built-in dishwasher
- The dining room is large enough to easily accommodate a dining room suite
- Two piece main floor bathroom
- New broadloom to the upper level

### Second Floor

- New berber carpet in hallway and all three bedrooms
- Linen Closet off the hallway
- Bright master bedroom features a walk-in closet
- Large second bedroom with cedar lined closet and two windows
- Pretty third bedroom overlooking the back garden
- Four piece main bathroom

### Lower Level

- Freshly painted with new carpet through family room which features a second wood burning fireplace
- Ample storage including cold room
- Kenmore washer & dryer, double sink
- HWT ('09) - rental
- Forced air gas Furnace ('07)
- Air conditioning ('07)

### Exterior

- Flagstone walkway & porch
- Lovely curb appeal with shuttered windows and traditional center hall plan
- Raised deck overlooking the yard and garden—a great place to BBQ

Taxes: \$5,092.05 (2008)    Approx. 1,908 Sq. Ft.  
lot Size: 70 Ft. X 102.5 Ft. R:39'7" N:104'7"  
Asking \$829,000.



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