

# 113 Lonborough Avenue

Lot Size: 30.3x106 Feet  
Possession: 30-60Days  
Taxes: \$2,395.77/2013  
Bedrooms: 2  
Bathrooms: 2x4

Electrical: 60amp/Breakers  
Heating: Gas/Forced Air  
Plumbing: Copper  
Roof: Shingles  
Parking: 4 spaces

Welcome to 113 Lonborough Avenue

- Modern renovation in sought after family neighbourhood. Boasting a multitude of great finishes, this home has been completely redone over the last 4 years.
- This solid brick bungalow perched on a hill features two bedrooms, two bathrooms, and an open plan main floor perfect for those who love to entertain. Rounded out by a private drive, garage, and sun filled backyard, all you have to do is move in!
- Stunning combined living and dining area featuring sleek hardwood floors, rare coffered ceiling, pot lights, and cozy fireplace. Overlooking the living/dining room is a modern kitchen with dark mahogany coloured cabinets, stainless steel appliances, tumble marble backsplash, and breakfast island. Just off the kitchen, is a renovated 4-piece bathroom, along with 2 ample sized bedrooms with hardwood floors, crown moulding, closets, and generous sized windows providing tons of sunshine.
- The professionally finished lower level features new laminate floors, high ceilings, and pot lights throughout. The majority of the lower level is comprised of a large open concept area that currently encompasses a relaxing family room that can be easily converted to a 3<sup>rd</sup> bedroom. The other part of the open area has been used as a home office space. Just off the family room is a modern, spa like 4 piece bathroom. Beside the bathroom is a separate laundry room featuring a washer, dryer, separate laundry sink and storage closet. Tucked away is a cold room/cantina ideal for storing your canned vegetables and wine.
- The backyard features a south facing stone patio area with gas line for BBQ hookup, single car garage, and large green space that can be used as a garden or play area for the kids. Leading up to the garage is a private drive that can fit four cars.
- Just steps away is West Side Mall which features a Fresh & Co, Canadian Tire, and CIBC along with a variety of other stores to satisfy your shopping needs. The TTC is at your doorstep, along with the new Crosstown Subway line. With close proximity to both Hwy 400 and 401, commuters have a variety of transportation options. Recreation lovers have both Coronation and Keelesdale Park close by. Keelesdale features Chris Tonks hockey arena, soccer fields, baseball diamonds and a children's playground.

- Schools nearby include; Charles E Webster Public School, Immaculate Conception Catholic School, and York Memorial Collegiate Institute.

**Updates:** Lowel level & basement bathroom(2011), entire main level, kitchen, bathroom, hardwood floors, insulated walls, windows, electrical wiring and panel, plumbing, furnace, air conditioner(2009)

**Inclusions:** Refrigerator, Stove, Built-in Dishwasher, Microwave, Washer, Dryer, Gas Burner and equipment, Central Air conditioner, all electrical light fixtures, all window coverings.

**Exclusions:** Drapes and rods on main floor, fireplace in living room