

34 Lightbourn Avenue

Lot Size: 16.42x85 Feet
Possession: 30 Days/TBA
Taxes: \$2,677.99/2013
Bedrooms: 3
Bathrooms: 1x4, 1x3

Electrical: 100amp/Breakers
Heating: Gas/Water
Plumbing: Copper
Roof: Shingles
Parking: 1 Space

Welcome to 34 Lightbourn Avenue

Renovated Semi in Davenport Village! Featuring a modern open concept main floor, hardwood throughout, updated mechanics, and a large master bedroom. This home is move-in ready.

- Sleek and sun-filled open concept main floor with vibrant hardwood floors and decorative fireplace. Renovated kitchen with center-island and plenty of counter and cupboard space. An ideal space to entertain. Tucked away at the rear is a convenient laundry room with an out to the yard. **Opening exists under stairs, to reinsert staircase to lower level.*
- Second floor features 3 ample sized bedrooms, all with hardwood floors and generous closet space. The extra large master bedroom is a rarity for homes in the neighbourhood. Rounding out, the second floor is an updated and spacious 4-piece bathroom and a hallway closet.
- Lower level consists of a one bedroom apartment with laminate flooring throughout, a 3 piece bathroom, and a walk-out to the yard. The unit had been previously rented out for \$800 per month (utilities included).
- Backyard features a quaint patio area and a parking pad.
- Within walking distance of the Galleria Mall and Dufferin Mall is a 5 minute drive away. Numerous parkettes within walking distance along with Wallace Emerson Community Center which features a swimming pool, exercise room, ice rink, and plenty of programs for young and old. The 24hr Dufferin Bus is a short walk away and access to highways are nearby.
- Nearby schools include; Regal Road Junior PS, Winona Drive Senior PS, Oakwood C.I., St Mary of the Angels, Loretto College, St Mary Secondary

Updates: Rear vinyl siding (2011), Rear deck (2011), Roof re-shingled (2010), Front water proofing (2010)

Inclusions: 2 refrigerators, 2 stove, 2 range hood, built-in dishwasher, washer & dryer, Gas burner and equipment, all electrical light fixtures.

Exclusions: Alarm system and equipment, Drapes in living room and all bedrooms, Flat screen in master bedroom