

50 Wiltshire Avenue

Lot Size: 16.42x123 Feet

Possession: 30-45 Days/TBA

Taxes: \$2,093.04/2011

Bedrooms: 3

Bathrooms: 2x3

Parking: 2 Spaces

Electrical: 100amp/Breakers

Heating: Gas/Forced Air

Plumbing: Copper

Roof: Shingles/Built-up/
Modified Bitumen

Welcome to 50 Wiltshire Avenue

Modern living with old world accents in Carleton Village! Featuring a newly renovated kitchen, large garden, and updated mechanicals, this is an ideal starter home.

- Inviting curb appeal; a large green space with a walkway beside it leads up to the newly constructed wood porch. Tucked away at the side of the porch is a secure waste management compartment that does not compromise the classic exterior facade. Looking out from the porch, one is immediately captured by the sheer beauty of the mature trees that are scattered across Wiltshire Avenue. There usually is an abundance of street parking available.
- The warm entry way features a new front door, 8'6 ceilings, hardwood floors and a charming staircase. Just off the entry way through the French door is the Dining room. It boasts a large window, hardwood flooring, and a chic light fixture that will impress all your dinner guests. Through the old world archway, you will find a spacious living room with hardwood floors, pot lighting, and a large closet. The designer paint colours give both the Dining and Living room an ultra modern feel. Once through the living room, you enter the newly renovated kitchen with modern cabinets, stainless steel Whirlpool appliances, and granite counter tops. The stunning renovation is enhanced by the marble backsplash, porcelain floor tiles, and the large window overlooking the garden. There is also an out to a concrete deck and the garden from the kitchen.
- The second floor features over 8 foot ceilings, hardwood floors throughout, and an eye-catching hallway light fixture. The Master bedroom has a deceptively large closet and a bay window that floods the room with ample natural light. The second bedroom is currently used as a dressing room. But can easily be a cozy bedroom. The third bedroom boasts a west facing window and built-in shelves. The second floor is rounded out by a 3-piece bathroom with ceramic tiles and a pedestal sink.
- The basement stairs lead into a perfect home office space with broadloom and a window. Just off the office is a laundry area with a new sleek whirlpool front loading washer and dryer set and a separate laundry sink. There is another 3-piece bathroom featuring a convenient stand-up shower and ceramic tiles. At the back of the basement is a large wine cellar/cantina that is currently being used as a large storage room. Also, this room boasts a walk-out to the backyard. Throughout the basement there are ample shelves, providing great storage space.
- The backyard can be simply described as an oasis. With its concrete patio area, apricot tree and large lawn it is perfect for entertaining guests or for individual relaxation. The large one car garage provides not only a parking space, but more storage space. The garage was recently

updated with new siding, new shingles, new garage door and automatic door opener. Just outside the garage is room to park another car. The public laneway itself was just recently paved.

- Just steps away is the trendy neighbourhood known as The Junction. Boasting a wide variety of shops and eateries, this beautiful streetscape will meet all your shopping needs. Also within walking distance is Corso Italia with its restaurants, and specialty shops. Recreation lovers have Earls Court Park just a block away. Featuring a large swimming pool, a large recreation center with programs for all ages, soccer fields, baseball diamonds and a children's playground, this park offers it all. Close by are the large box stores along St Clair Ave (Home Depot, Wal-Mart, Canadian Tire, Futureshop, etc)
- Nearby schools include Perth Avenue Junior Public School, Carleton Village Junior and Senior Public School, St. Josaphat Catholic School, Western Tech and Oakwood Collegiate Institute.

Updates: New front porch(2010), Garage shingles, siding, door and automatic opener (2010), Furnace (2008), Air conditioner (2008), Humidifier(2008), Renovated kitchen(2009), New electrical removal of knob and tube wiring, and hardwired smoke detectors(2008), Pot lights in living room (2008).

Inclusions: Refrigerator (2009), Gas stove(2009), Microwave(2009), Built-in dishwasher(2009), Washer (2009), Dryer (2009), Gas burner and equipment(2008), Air conditioner(2008), all electrical light fixtures, all window coverings.

Exclusions: None

Rental: Gas hot water tank (2010)