

58 Lightbourn Avenue

Lot Size: 27.5x130 Feet

Possession: 60-90Days/TBA

Taxes: \$3,381.70/2013

Bedrooms: 3

Bathrooms: 2x4

Electrical: 100amp/Breakers

Heating: Gas/Water

Plumbing: Copper

Roof: Shingles

Parking: 6 Spaces

Welcome to 58 Lightbourn Avenue

Elegant Semi close to Regal Heights! This solid brick home blends period details with modern updates. Featuring a 27.5ft wide lot with private drive, large kitchen, renovated bathroom & high basement. One of a kind in this neighbourhood!

- Grand curb appeal with well maintained original brickwork, interlock driveway, stone porch, and wrought iron railings and gate.
- Just inside the front door is a modern open staircase which allows natural light to flow through the entire space. Just off the foyer is a generous sized living room consisting of sleek hardwood floors, decorative fireplace, large window, oak trim, and a classic French door with etched glass. The dining room features hardwood floors, crown moulding and 2 sets of French doors, perfect for entertaining large gatherings in a formal setting. Rounding out the main floor, is a large updated eat-in kitchen with plenty of counter & cabinet space, sliding doors leading to a serene backyard deck, and an oversized skylight, which drenches the kitchen with natural light.
- The upper level consists of 3 spacious bedrooms all with hardwood floors and original solid oak trim. The renovated spa-like bathroom features glass mosaic tiles, top drawer fixtures, and a glass shower door.
- The lower level consists of 7-foot high ceilings, 2 walkouts, and a large bathroom with a Jacuzzi tub and separate shower. With an ample sized rec room and bedroom that both feature hardwood floors, this level can easily be converted to a nanny suite or basement apartment.
- The backyard deck overlooks a private, well manicured green space with a pear tree, and a solid 2 car garage.
- 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: Ductless Air Conditioner (2012), 2nd floor bathroom (2010), All Knob and Tube wiring removed (2010)

Inclusions: refrigerator, cooktop, oven, range hood, microwave, built-in dishwasher, gas burner and equipment, AC, water softener, all electrical light fixtures.

Exclusions: window coverings