

351 Prince Edward Drive N

FEATURES

- 3 Storey Renovation in 2011 Including: New Roof, New solid wood Pella windows throughout & side and patio doors
- In Floor Radiant Heating in: Family Room, Side Door Entrance & Powder Room, Primary Room & Ensuite, Family 5Pc Bath, Lower Level Bedroom
- 3 New Mounted Wall AC Units
- New Hardwood Flooring Throughout the House
- New Custom Solid Wood Front Door 2021
- New Stone Patio & Front Stone Patio Steps
- Fence and Outdoor Lighting
- Full Kitchen Renovation in 2021
- New Stainless Steel Appliances
- Quartz Countertops
- 3 Bathrooms Renovated Summer 2021 Including New Toilets, Vanities and Cabinets in Main Floor Bath, Ensuite and 5 pc Family Bathroom
- New Sound System in Kitchen/Family Room and Exterior
- Interior Freshly Painted

ADDITIONAL INFORMATION

Lot Size: 40 x 127 Feet

Property Taxes: \$10,272 | 2021

Utility Fees (approximate):

- Average Utilities: Hydro, gas, water/garbage \$375/Monthly
- Hot Water Heater: Enbridge \$22/Monthly

Comfort Systems: Wall Mounted A/C Units and Radiant Floor Heat in Extension

Parking: 1 Car Garage & Private Driveway Providing a total of 3 parking spots

Inclusions: Fridge, Gas Stove, Hood Vent, Dishwasher, Microwave, Washer, Dryer, Fridge in Bar. All Window Coverings & Electric Light Fixtures.

Exclusions: Shelving in Garage

Legal Description: Pt Lts 128, 129 & 130, Pl 1686 , As In Tb855868
Possession: 60 – 90 Days TBD

About the Neighbourhood:

The Kingsway is a fantastic family friendly and beautiful neighbourhood. Bounded by Bloor Street to the south, Dundas Street to the north, Mimico Creek to the west and Humber River to the east. The Kingsway is one of the most affluent areas in Toronto.

Due to proximity of Bloor St. the variety of shopping, dining, and entertaining is abundant. It only takes a few minutes (400m) to walk to Royal York Subway Station which connects directly with the GO.

Its picturesque streets and beautiful homes are propped against a backdrop of greenery from the Humber River Valley. Stately houses stand bordered by towering maple and oak trees. While the area was first known as "Kingsway Park" popular language drifted to "The Kingsway". 'The Kingsway' is also the name of the main road that winds through the area.

The Kingsway Village shopping district, on Bloor street west, is also a natural extension of the neighbourhood. It offers painted wrought-iron street lamps, park benches along the street, local speciality shops & restaurants. Homes in the area are ideally positioned close to schools, restaurants, parks, fitness centres, churches, and libraries. In fact, Home Smith Park (accessed off of Dundas street) follows the Humber River and is part of a 10-kilometre paved trail that connects joggers, walkers, and cyclists, to Toronto's waterfront.

Residents of the Kingsway area can also be found swimming at the local Etobicoke Memorial Pool & Health Club, watching their kids play hockey at the Central arena, playing tennis (or lawn bowling) at the Etobicoke Lawn Bowling Club, watching a movie at the Kingsway Theatre, or play Golf at close by clubs such as Lambton Golf & Country Club, St. Georges Golf & Country Club and others.

Walkability, Bike-ability and a wonderful community make this Family-Friendly neighbourhood a special place to call home!