



LW Leeanne
Weld

Welcome to 223 Ashworth Avenue

Welcome to this lovely Wychwood home situated on a quiet dead end street. The main floor is open concept offering a bright eat in kitchen with a walk out to the deck and south facing garden. Three generous bedrooms can be found upstairs with a four piece washroom. The lower level features a recreation room, three piece washroom, laundry room and a utility/storage room. This is an incredibly convenient location for both shops and transportation. Additionally, it's in the coveted Hillcrest Community School district and the Wychwood Barns are within walking distance as well. This is truly a special street in a special neighbourhood.







main floor

- Foyer
- Hardwood floor
- Living Room
- Hardwood floor
 - Large picture window overlooking Ashworth Avenue
 - Faux fireplace with brick chimney and tile hearth
 - Built-in bookshelves
- Dining Room
*Combined with
Living Room*
- Hardwood floor
 - Bay window
- Kitchen
- Cork floor
 - White shaker style cabinetry
 - Kenmore white stove
 - KitchenAid white dishwasher
 - Whirlpool white double door fridge
 - Double stainless steel sink with hand spray
 - Island/breakfast bar
 - Pantry
 - Large picture window overlooking the garden and deck
 - Recessed halogen lighting
 - Pendant lights above the island
 - Walk-out to the deck and garden below

second floor

- Hallway
- Hardwood floor
 - Large skylight
- Bedroom:
- Hardwood floor
 - Corner windows facing south overlooking the garden
 - Double closet
 - Walk-out
- Four Piece
Washroom
- Linoleum floor
 - Large skylight
 - Vanity with storage
- Bedroom
- Hardwood floor
 - Closet
- Large Linen Closet
- Master Bedroom
- Hardwood floor
 - Bay window with pretty view overlooking Ashworth Avenue
 - Built-in bookcase
 - Wood burning fireplace with brick surround and hearth
 - Double closet

lower level

Back Entrance

- Recreation Room
- Broadloom
 - Above grade windows
 - Pot lighting

- Three Piece
Washroom
- Slate tile floor
 - Above grade window

- Laundry Room
- Kenmore white washer & dryer
 - Stainless steel laundry sink
 - Storage
 - Above grade window

Utility Room & Storage

Note: Pre home inspection by National Home Inspections available through L.A.

Note: Speak to L.A. regarding buyer assuming Enercare equipment rental of furnace and air conditioner (monthly \$198.58 total with hot water tank)

additional information

Inclusions	All kitchen appliances, washer and dryer, all electric light fixtures, all window curtains and rods (except MBR)
Exclusions	Kitchen microwave, MBR curtains
Taxes	\$4,288.83 (2018)
Parking	Off laneway in single car garage
Possession	60 Days / TBA

improvements by current owners / features

- New roof and skylights 2012
- Windows all new (2012) except for 1 in basement furnace room, living room, dining room, and small window in master bedroom
- Basement refinished with full separate steam washroom and separate laundry room
- Installed cork floor in kitchen walk-out to back deck
- Separate entrance to basement, could be rental unit
- Single car garage with laneway

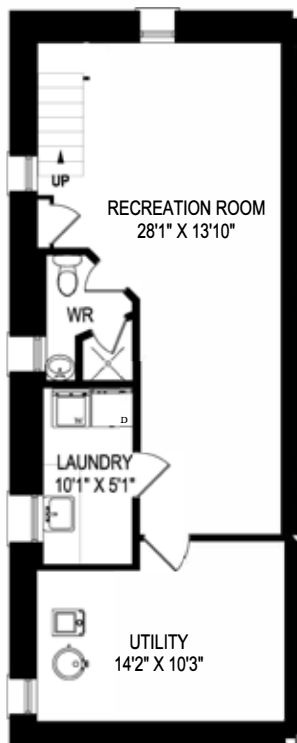
area attributes

- Dead end street
- Majority of homes are single family homes (young families)
- Close to transit, 10 minute walk to Christie Station (Bloor line), 12 minute walk to Dupont Station (university line), bus line runs along Davenport Street, Christie Street & Dupont Street
- Close to shopping, Fiesta Farms, Loblaw's, Sobeys
- Close to public library (2 blocks west)
- 5 minute walk to Hillcrest Park (Davenport & Christie), Wychwood Park, Christie Pits, 7 minute walk to Wychwood Barns (with weekend farmers market, children's park and ice rink)
- St. Clair Avenue offers great choice of restaurants and shops
- In district for Hillcrest Community School, within walking distance

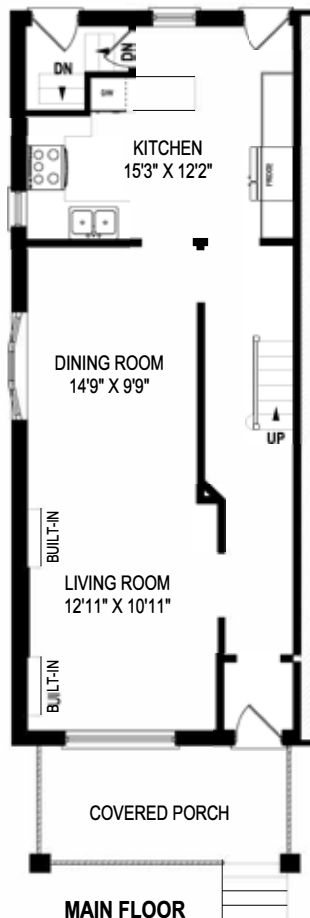
offered for sale at \$989,000.00



JOHNSTON & DANIEL
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



LOWER LEVEL
695 SQUARE FEET



MAIN FLOOR
695 SQUARE FEET
CEILING HEIGHT 8'9"



SECOND FLOOR
702 SQUARE FEET
CEILING HEIGHT 8'6"



January 31, 2019
Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U



Chairman's Award Winner
 Gairdner Award Winner
 2004-2018

J&D JOHNSTON & DANIEL
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

LEEANNE WELD KOSTOPOULOS, Sales Representative
 c 416.566.8603 | o 416.489.2121 | f 416.489.6297
 leanne@leanneweld.com
leanneweld.com



The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.

