

Welcome to 120 Drayton Avenue

Welcome to this gorgeous and **exceptionally well maintained** family home, situated on a quiet, tree-lined street. This stylish, **extra-wide**, three-bedroom semi has been renovated with **high end finishes**, offering a kitchen with breakfast area and a **sun room overlooking the west-facing backyard**. **Separate side entrance** leads to a **finished lower level** which offers a **custom-built, home media entertainment system** (HD Epson Projector and 100-inch screen) for the entertainment lover, as well as a **private office (possible kitchen for separate apartment or excellent storage)** at the back. Help yourself to strawberries and fresh vegetables from the custom raised garden, or enjoy pretty tree-top views and a quiet coffee on your **private master bedroom balcony**. Generous second bedroom has a **large closet** and the third bedroom is perfect for a nursery or **home work space**. In addition to a large and modern garden shed, the private laneway boasts access to **parking for two vehicles** plus a quiet and safe place for children to play. A rare find in this fashionable neighbourhood. **Excellent home inspection available** upon request. Move in and enjoy!

Located in the vibrant East Danforth community, just **seven minutes walk from subway station**, neighbourhood highlights include excellent schools (Earl Haig, French immersion), easy access to Michael Garron Hospital (with dedicated paediatric emergency care unit), and a family-friendly library right up the street. Choose from **two large, fabulous parks**: East Lynn Park (featuring popular Farmers Markets every Thursday) and Monarch Park (complete with Stadium, ice-rink, indoor/outdoor pools and off-leash dog area). **Trendy restaurants** nearby include City Betty, The Aviator, The Wren - with many others scheduled to open nearby in the coming months. This community is thriving - recent additions include Shoppers Drug Mart, Starbucks and a French Bakery (all less than 10 mins walk), as well as the Yoga Company Studio, DeSerres Art Supplies, and a wealth of other new, family-owned businesses all along this stretch of the Danforth.







main floor

FOYER

- Tile Floor
- Leaded glass front door
- Open Staircase
- Recessed halogen lighting

DINING ROOM

- Hardwood Floor
- Large picture window overlooking Drayton Avenue
- Recessed halogen lighting

LIVING ROOM

- Hardwood floor
- Display alcove with puck lighting
- Plaster crown moulding
- Faux stained glass windows
- Recessed halogen lighting

KITCHEN/BREAKFAST AREA

- Tile floor
- Pass through to living room
- Granite countertops
- Stainless steel double sink with hand spray
- Stainless steel Frigidaire dishwasher
- Black Frigidaire Range
- Stainless steel Nutone exhaust fan
- Stainless steel Frigidaire fridge
- Shaker style cabinetry
- Decorative mosaic tile backsplash
- Window overlooking porch
- Recessed halogen lighting

SUN ROOM/ MUD ROOM ENTRANCE

- Tile Floor
- Large picture window overlooking the garden patio
- Walkout to porch and garden below

second floor

MASTER BEDROOM

- Berber carpet
- Large window overlooking the treetops on Drayton Avenue
- Large closet with built-ins
- Tandem door to second bedroom
- Walkout to balcony

BEDROOM

- Berber carpet
- Glass block
- Tandem door to master bedroom
- Halogen track lighting

FOUR-PIECE WASHROOM

- Marble tile floor
- Custom vanity with storage
- Soaker tub with glass enclosure
- Decorative mosaic tiles
- Rain shower head
- Polished chrome fixtures & taps
- Built in medicine cabinet

BEDROOM

- Berber carpet
- Two large windows facing west and overlooking garden
- Spacious walk-in closet

HALLWAY

- Berber carpet
- Large skylight
- Built in shelf
- Halogen track lighting

lower level

SIDE ENTRANCE

RECREATION ROOM

- Berber carpet
- Above grade windows
- Custom projector screen and media system
- Recessed halogen lighting

UTILITY CLOSET

- Furnace
- Hot water tank

HOME OFFICE

- Berber carpet
- Above grade windows
- Recessed halogen lighting

FOUR-PIECE WASHROOM/LAUNDRY ROOM

- Tile floor
- Vanity
- Front loading white LG washer/dryer
- Laundry sink
- Hang space

additional information

Inclusions: All kitchen appliances, washer and dryer, all electric light fixtures, all window blinds and coverings, custom 100' projection screen and Epson projector in lower level, garden shed, raised vegetable garden.

Exclusions: Microwave, alarm system and equipment

Lot: 20.17 x 93.0 feet

Taxes: \$3,379.71 (2019)

Possession: 30 Days/TBA

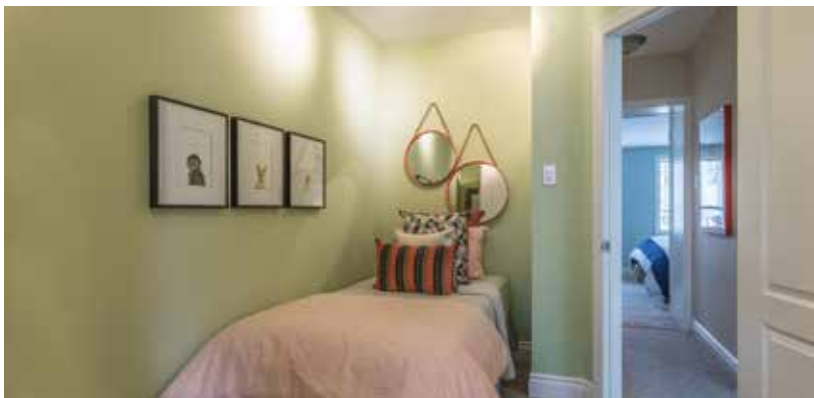
improvements by current owners

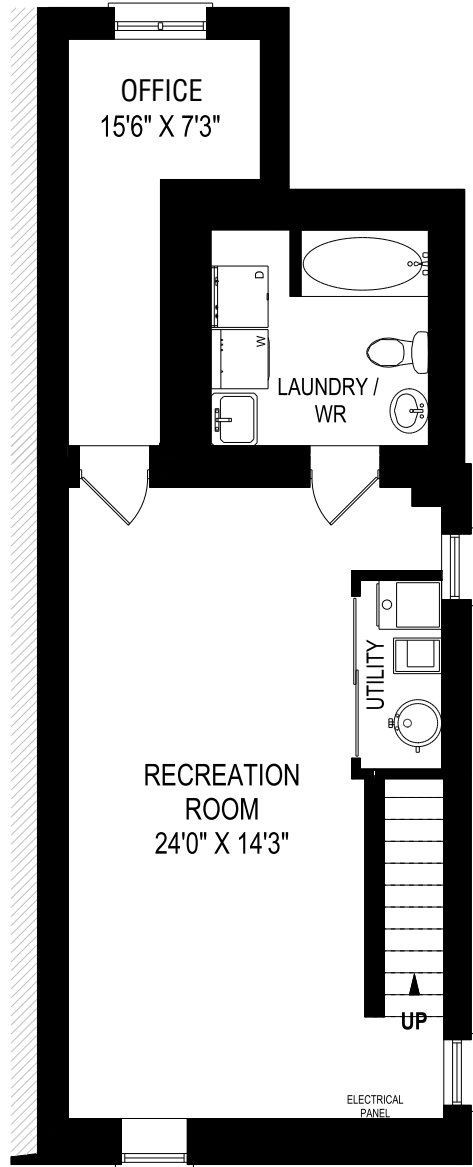
Built shed with concrete floor	2012
Installed central air conditioning	2012
Landscaping front & back gardens	2014
Replaced washer & dryer	2017
Interior/Exterior painting	2019

offered for sale at \$1,089,000.00

Around the Neighbourhood

- Moberly Natural Foods
- Little One's Closet
- Oaks'n'Acorns Play Centre
- Cool East Market
- Tidal Cross Fit Danforth
- Legacy Indoor Cycling
- Blossoming Minds Childcare Centre
- Fresh Paint Cafe
- Red Rocket Coffee and Bakery
- Coalmine Theatre
- DeSerres Fine Art Supplies
- Patisserie La Cigogne
- Starbucks
- The Yoga Company Toronto

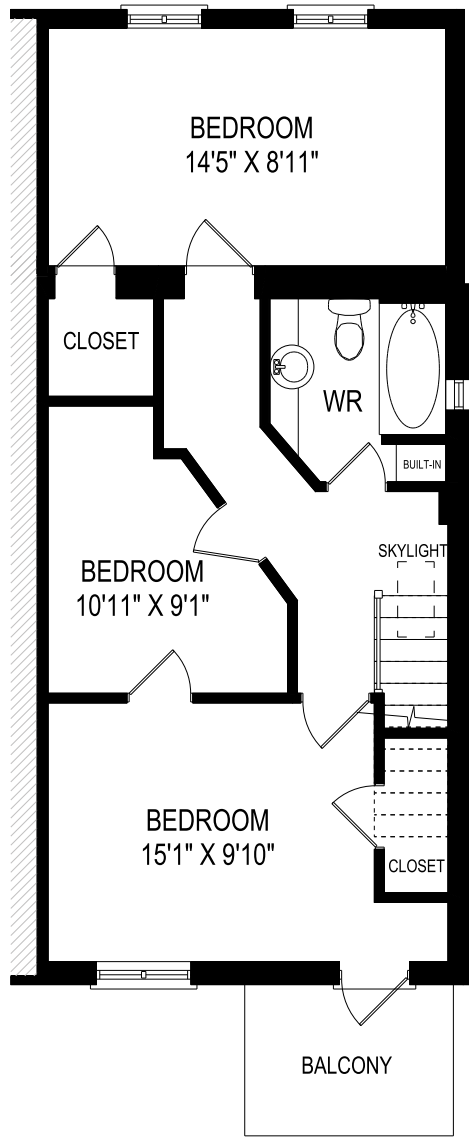
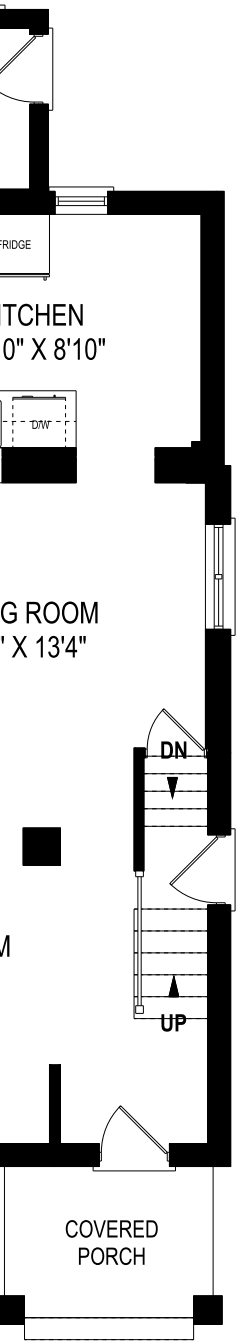




**LOWER LEVEL
674 SQUARE FEET**



**MAIN FLOOR
674 SQUARE FEET**



FLOOR
ARE FEET

SECOND FLOOR
608 SQUARE FEET
CEILING HEIGHT 8'2"







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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.