



Leeanne
Weld

16 TACOMA AVENUE

Welcome to this fantastic detached home in much sought after Summerhill. This approx. 2,500 sq. ft. home features four finished floors. On the main level enjoy a living and dining room, a bright kitchen with centre island and a sitting area. The second floor offers three spacious bedrooms and a three-piece washroom. The third floor master retreat features a bedroom & either a home office, walk in closet or possible nursery with a four-piece washroom. The lower level has been dug down and underpinned with 7 ft. ceilings throughout. A generous sized recreation room, four-piece washroom and laundry room all have radiant heated floors. The home enjoys both a rear and front garden with an inviting front porch. This home was extensively renovated and added onto between 2002-2006 with many recent improvements since. Enjoy walking to Yonge Street for its shops, restaurants, and accessible transit. Cottingham Public School is nearby. This lovely dead end street is a little oasis in the heart of the city.









MAIN FLOOR

Vestibule/Entrance:	Cape Bretton marble tile floor Original French door with beveled glass Coat hooks/storage Inner glass Door Recessed halogen lighting
Living/Dining Room:	Hardwood floor Original picture window with watermark glass overlooking the front porch Gas fireplace with custom mantle and Cape Bretton marble surround with heath Picture window overlooking the laneway Open staircase Recessed halogen lighting
Kitchen/Sitting Room:	Heated slate tile floor Hardwood floor Centre island with butcher block counter White shaker style cabinetry Subway tile backsplash Granite countertop Stainless steel KitchenAid five burner gas stove Stainless steel KitchenAid dishwasher Stainless steel LG bottom mount fridge Double porcelain farmer's sink Polished chrome taps Two matching windows overlooking to rear garden Two skylights Under cabinet lighting Recessed halogen lighting Oak buffet/pantry Open bookshelves Picture window overlooking the laneway

SECOND FLOOR

Three-Piece Washroom:	Heated mosaic tile floor Subway tile walls Pedestal sink Built-in medicine cabinet Polished chrome fixtures and taps Nickel towel rack Pocket door
Bedroom:	Hardwood floor Picture window overlooking rear garden Double closet with custom built-ins Ceiling fan
Double Linen Closet	
Bedroom:	Hardwood floor Picture window overlooking rear garden Double closet with custom built-ins Ceiling fan

Bedroom:	Hardwood floor Two matching picture windows overlooking Tacoma Avenue Double closet with custom built-ins Ceiling fan
Closet	
Four-Piece Washroom:	Heated slate tile floor Subway tile walls Pedestal sink Soaker tub Polished chrome fixtures and taps, mirror and towel bars Pocket door
Office/Walk-in closet:	Hardwood floor Picture window overlooking the garden and pretty West view Built-in bookcases Recessed halogen lighting Ceiling fan
Master Bedroom:	Hardwood floor Picture window, with North and South views Double closet with custom built-ins Skylight Recessed halogen lighting Ceiling fan

LOWER LEVEL

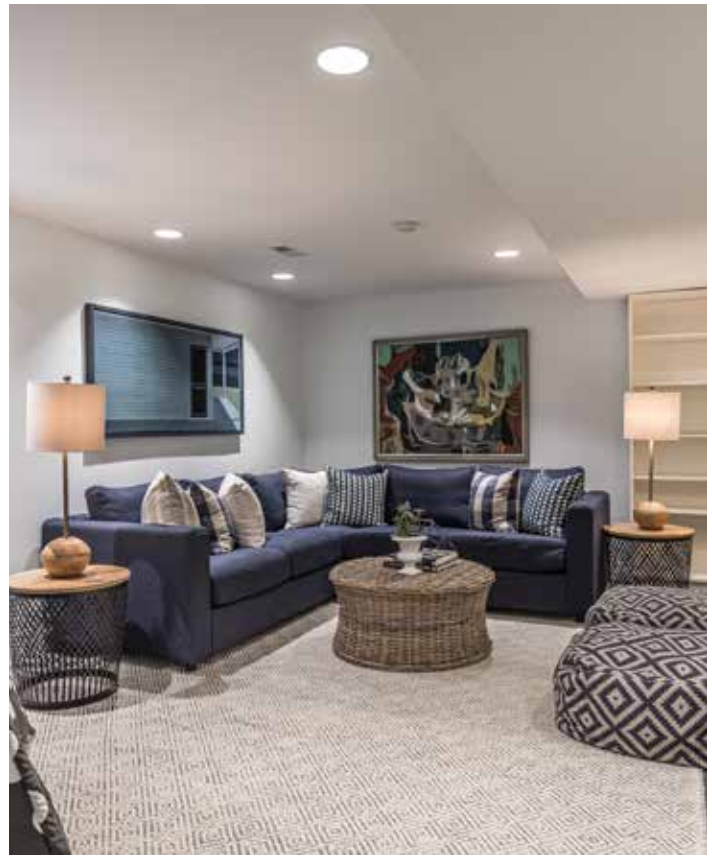
Recreation Room:	Heated slate tile floor Above grade window Built-in bookshelves Pot lighting Recessed halogen lighting Storage under staircase
Four-Piece Washroom:	Heated slate tile floor Large soaker tub Pedestal sink Built-in medicine cabinet Tile walls Polished chrome fixtures and taps Pot lighting Pocket door
Laundry:	Heated slate tile floor Laundry sink Deep freeze Front loading Electrolux LuxCare washer and dryer Double storage closet Pot lighting
Cold Storage:	Screens for windows
Utility Cupboard	











ADDITIONAL INFORMATION

Inclusions:

All kitchen appliances, Washer & dryer, all window blinds (Hunter Douglas Top/Down Bottom Up), all existing light fixtures, all ceiling fans, deep freeze in laundry room.

Lot:

18.58 x 91.25 feet (irregular) see attached survey

Taxes:

\$8,022.75 (219)

Possession:

30 days/TBA

Recent improvements by current owners

- 2012 new gas range • 2015 new furnace and air conditioner
- 2017 new fridge • 2019 new washer and dryer
- 2019 exterior and interior painting • 2019 newly finished hardwood floors throughout

Note:

Inspection by National Home Inspections available through Listing Agent

Note:

Speak to LA re possible on site parking.

OFFERED FOR SALE AT
\$1,998,000.00



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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.