



LW Leeanne
Weld

Welcome to 14 Killarney Road

Convenient Forest Hill location, quiet treelined street with many newly renovated or newly built houses. Walk to UCC and BSS. Wonderful 50x150 foot lot to build your dream home on! Gracious three bedroom Georgian home with large principal rooms, a well appointed kitchen, floor to ceiling windows, and as a lovely private stone patio and garden. Walk to shops, restaurants & amenities in the Forest Hill Village, as well as the Kay Gardner Beltline trail. A rare opportunity in one of the most sought-after neighbourhoods in the city!





main floor

Foyer:

- Granite tile floor with inlay
- Two coat closets
- Open staircase

Den

- Halogen track lighting
- Ensuite two piece washroom

Living Room

- Wood-burning fireplace with marble surround and hearth with decorative mantel
- Crown moulding
- Floor to ceiling windows overlooking Killarney Road

Dining Room

- Crown moulding
- Floor to ceiling windows
- Walkout to stone patio and garden below

Kitchen with Breakfast Area

- Porcelain tile floor
- Granite countertops
- Custom cabinetry
- Picture window overlooking garden
- Double stainless steel sinks
- Mirrored backsplash
- Panasonic microwave
- Maytag wall oven
- GE Profile fridge/freezer
- Kitchenaid cooktop
- Best exhaust fan
- Pot lighting
- Glass French door

second floor

Family Room

- Open concept
- Raised panelled walls
- Two picture windows overlooking Killarney Road

Master Bedroom

- His and hers closets
- Raised panelled walls
- Two picture windows overlooking Killarney Road
- Four piece ensuite washroom

Four Piece Washroom

Linen Closet

Bedroom

- Closet
- Picture window overlooking garden

Bedroom

- Wall to wall closet
- Raised panelled walls
- Picture window overlooking garden

basement

Three Piece Washroom

Laundry Area

- Beaumark Washer
- Kenmore Dryer
- Laundry tub

Recreation Room

- Pine panelling
- Wall to wall closets
- Pot lighting

Utility Room/Storage

additional information

Inclusions: All kitchen appliances, washer, dryer, electric light fixtures (except excluded), window coverings, alarm system (monitoring extra), freezer in basement

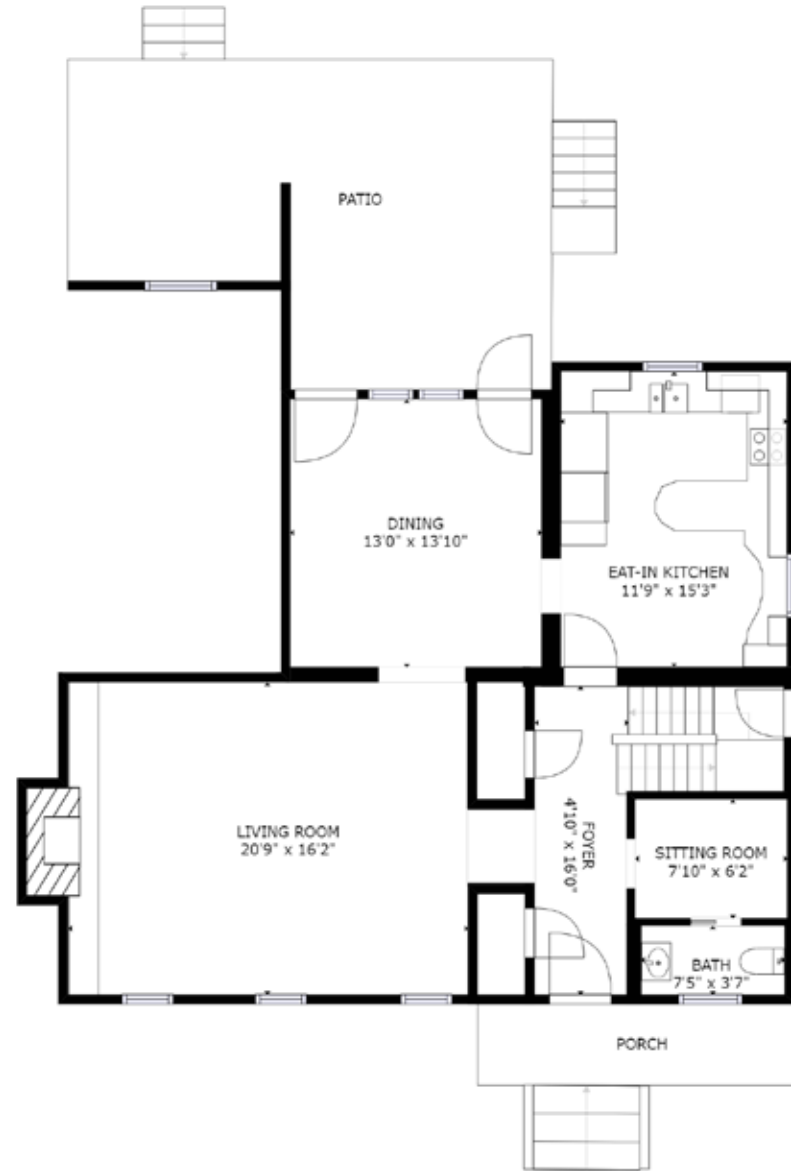
Exclusions: Dining room light fixture

Taxes: \$15,153.13 (2021)

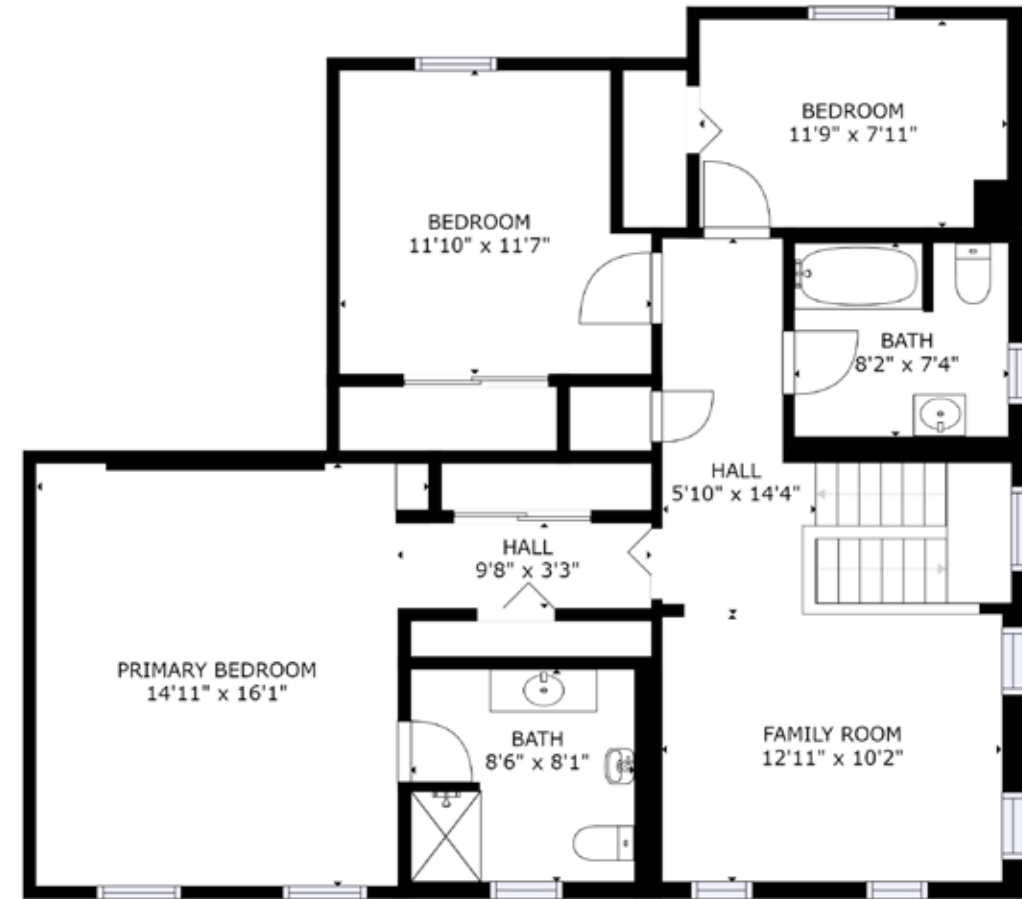
Possession: 30 Days/TBA

Note: Speak to LA re: Arborist's report for tree in backyard

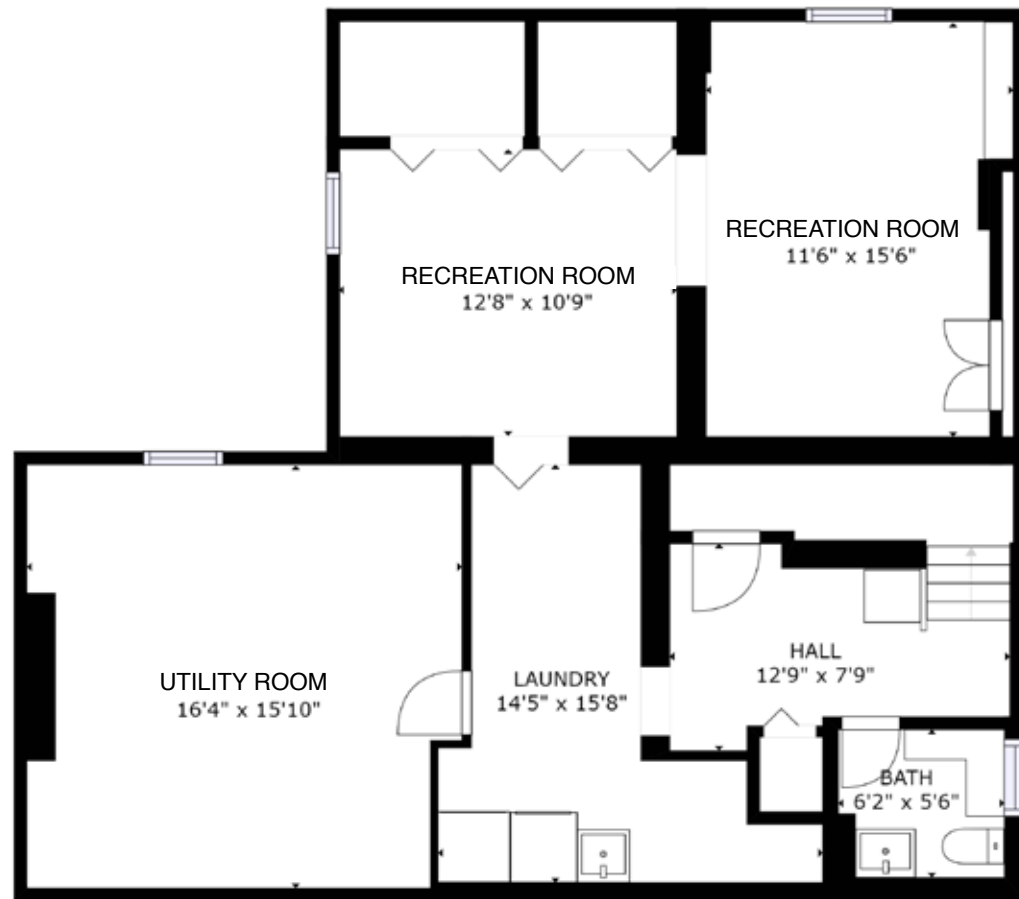
Offered at \$3,998,000.⁰⁰



GROSS INTERNAL AREA
 FLOOR 1: 999 sq. ft, FLOOR 2: 1010 sq. ft
 FLOOR 3: 994 sq. ft
 TOTAL: 3003 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

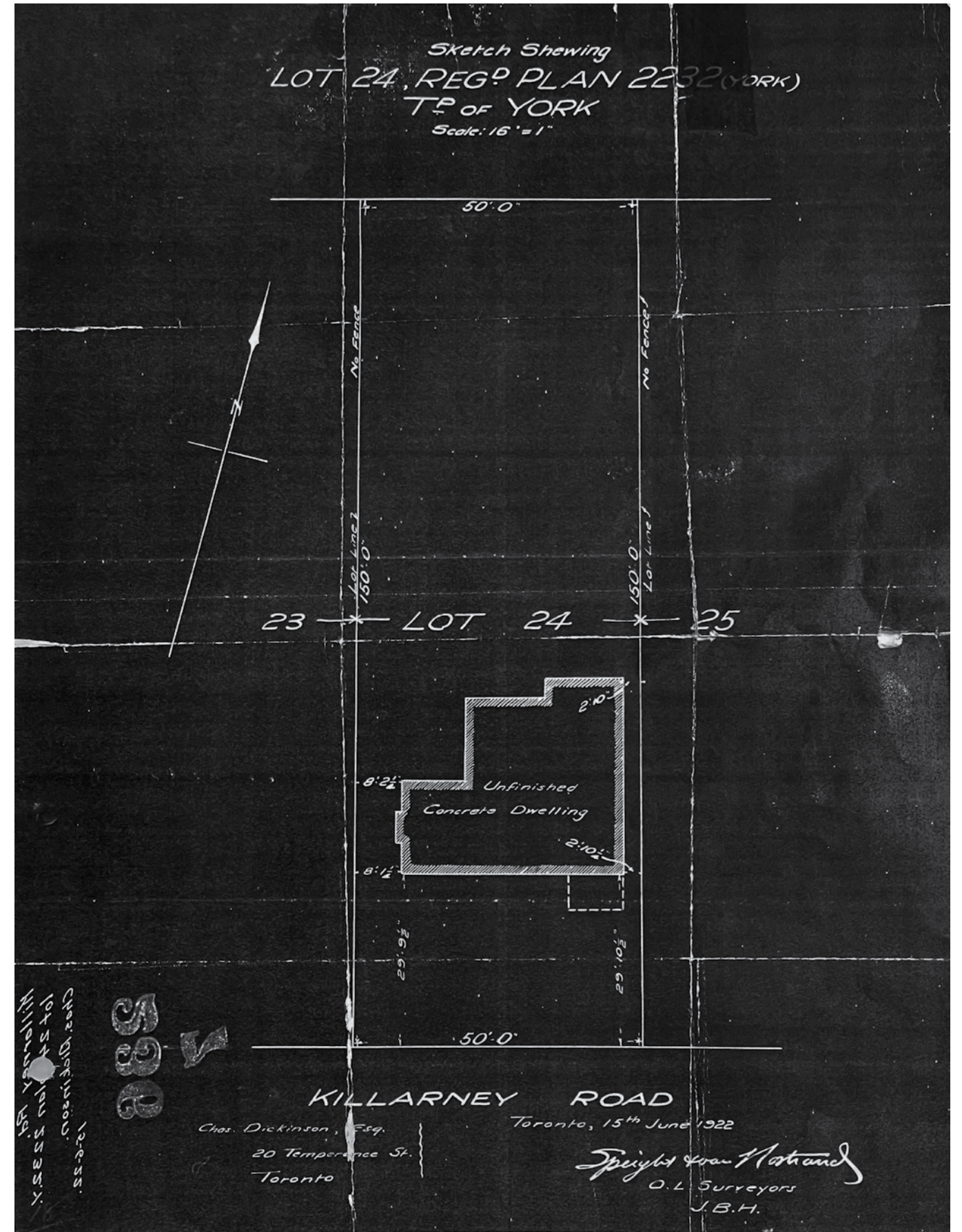


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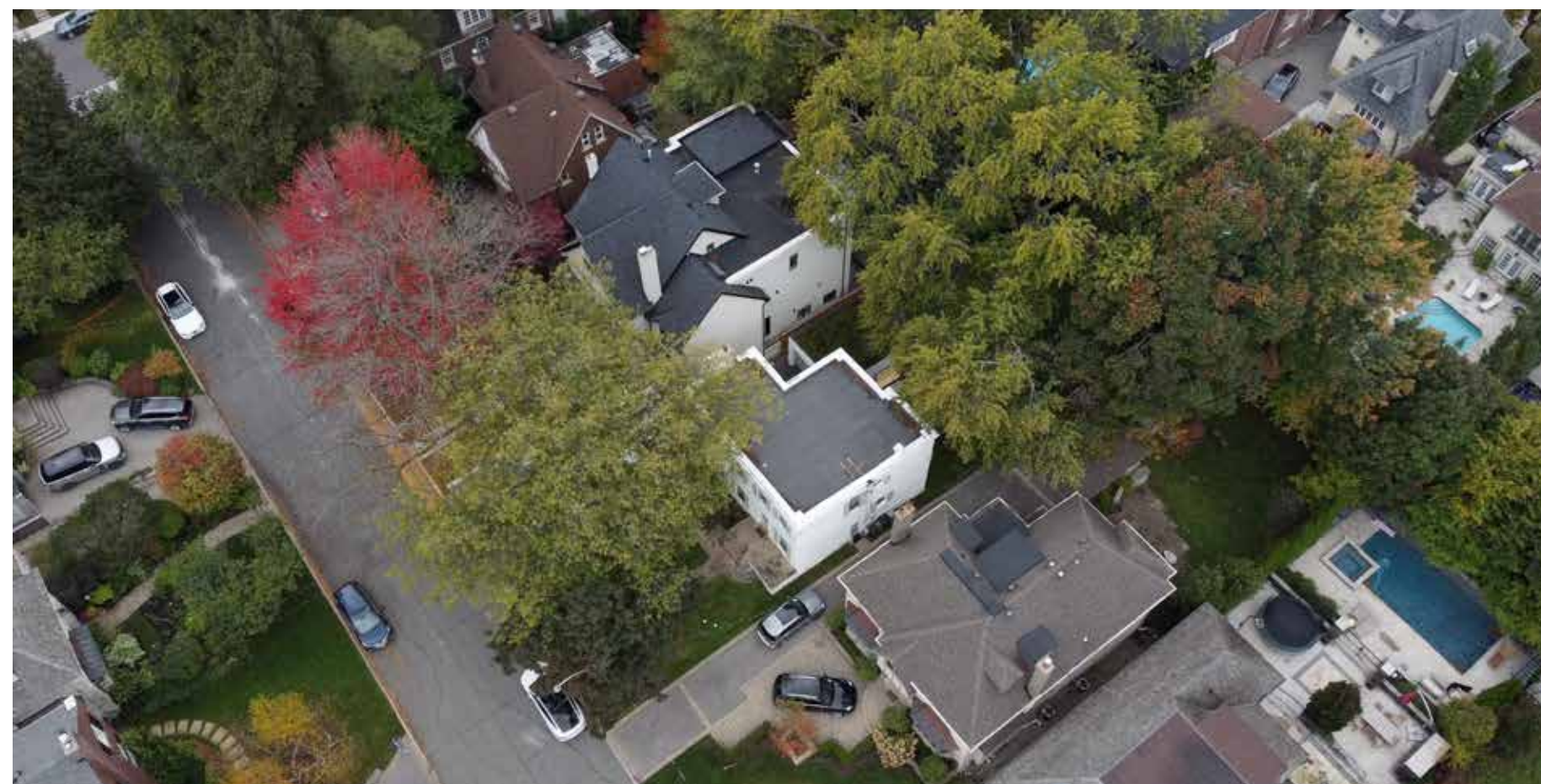


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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.