

10 Hallsport Crescent

www.10hallsport.com



\$364,900



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 **Prudential**

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Living Room



Dining Room



Kitchen



Breakfast Area



Master Bedroom



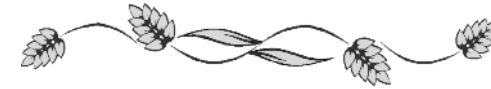
Bedroom 2



Lower Level Living/Dining Room



Side Yard



10 HALLSPORT CRESCENT

MAIN LEVEL

- Foyer** ~ Enclosed entry with ceramic tile floor
~ Two closets, hardwood floor
- Living Room** ~ Open to dining room, large window
17' x 13' ~ Crown moulding, hardwood floor
- Dining Room** ~ Open to living room, large window
10' x 9'9" ~ Walk-through to kitchen
~ Crown moulding, hardwood floor
- Kitchen** ~ Stove, Kenmore refrigerator, Maytag built-in
12' x 10' dishwasher, offset double sink
~ Breakfast area, oak cabinetry, large window
~ Ceramic tile backsplash and floor
- Master Bedroom** ~ Double closet, large window
14'8" x 11'8" ~ Hardwood floor
- Bedroom 2** ~ Closet, large window
12'5" x 10'3" ~ Hardwood floor
- Bedroom 3** ~ Window, closet
11'3" x 9'5" ~ Hardwood floor
- Bathroom 4pc** ~ Window, linen cupboard
~ Ceramic tile backsplash and floor
- Hallway** ~ Linen closet, doorway to separate rear entrance
and lower level

LOWER LEVEL APARTMENT POTENTIAL - SEPARATE ENTRY

- Living/Dining Room** ~ Combined, open to kitchen
18'7" x 17'5" ~ Three closets, panelled walls, broadloom
- Kitchen** ~ Open to living/dining room
9'2" x 5'10" ~ Moffat stove with two ovens,
Viking refrigerator, single sink
~ Breakfast bar, above ground window
- Bedroom 4** ~ Large above ground window
13' x 12' ~ Panelled walls, double closet
- Bedroom 5** ~ Above ground window
9'6" x 9' ~ Panelled walls, double closet
- Bathroom 4pc** ~ Ceramic tile backsplash and floor

LOWER LEVEL

- Laundry Room** ~ Maytag washer, GE dryer, double laundry sink
11'6" x 10'4" ~ Moffat chest freezer, gas stove, panelled walls
~ Walk-in storage closet, above ground windows
~ Great for joint access if basement apartment is utilized
- Utility Room** ~ Double closet, panelled walls
9' x 8'2" ~ Easy access for owner if basement apartment is utilized
- Bedroom 6/Office** ~ Large above ground window, panelled walls
10'7" x 9'5" ~ Fabulous extra space for owner if basement apartment is utilized



DOWNSVIEW COMMUNITY HIGHLIGHTS

RECREATION AND PARKS

Roding Park, Arena and Community Centre: Stroll to the neighbourhood park and enjoy the green space, children's playground, tennis court and baseball diamond. The arena offers a swimming pool, ice skating and various children & adult programs.

Downsview Dells: Part of a scenic 4.7 km paved trail that follows the Black Creek Valley north to the Black Creek Pioneer Village, a restored pre-Confederation village at Steeles Avenue West.

Downsview Public Library: (Keele & Wilson) Offers a myriad of programs for adults, children and preschoolers.

Downsview Park: (Keele & Sheppard) 120 hectares of parkland, formerly Downsview Canadian Armed Forces Base - Explore its many educational, social and recreational resources, including the Downsview Park Sports Centre which houses The Hangar, and features indoor beach volleyball and soccer, as well The HoopDome's indoor basketball and Grand Prix Kartway's indoor green go-karting. Downsview Park is also host to Edgifest, an annual concert for music enthusiasts. www.pdp.ca

Northwood Community Centre: (Clubhouse Court North of Sheppard) Adult centre providing health promotion, recreation, education, and social programs/services for those 50 years of age and older. Hosts over 30 regular programs.

HEALTH CARE

Humber River Regional Hospital at 2175 Keele St, is minutes away south of Lawrence Ave W.

NEARBY ATTRACTIONS

Black Creek Pioneer Village, Oakdale Golf & Country Club

LOCAL RESTAURANTS

A variety of restaurants can be found at the corners of Keele Street and Wilson Avenue catering to a wide variety of tastes including: Swiss Chalet, Subway, Pizza Pizza, Peter G's Bar & Grill, Coffee Time, Buger King, Tim Hortons and Hakka Thai.

LOCAL SHOPS AND CONVENIENCES

Enjoy a wide array of shops and conveniences at the corners of Keele Street and Wilson Avenue including: Shopper's Drug Mart, 24 hour Metro, TD Canada Trust, Pet Value, The Beer Store, Vics Hardware, Video Games Plus, Morning Dew Flowers, Galati Market, Diamond Cleaners, Looking Good Day Spa and Royal Bank plus many medical and dental offices.

North York Sheridan Mall: (Jane and Wilson) Offers a number of shops such as: Zeller's, Winners, Blockbuster Video, LCBO, Food Basics, Payless Shoe Source, CIBC, Pharma Plus, Fairweather, and Bank of Montreal.

York Plaza: (Jane and Wilson) Blue Sky Supermarket, Shopper's Drug Mart, Hair Zone, No Frills, Dollarama and a Walk-in Clinic.

Yorkdale Mall: (Dufferin and 401) Close by Yorkdale has it all! Discover more than 240 exciting stores and services including Sears, The Bay, Holt Renfrew, Apple Store, H&M, Lululemon, Mango, Sephora and Zara, Indigo Books, The Pottery Barn, plus many more.

TRANSPORTATION

Public: Bus service along Wilson Avenue connect to stations on the Yonge-University-Spadina subway line, while bus routes on Keele Street connect to stations on the Bloor-Danforth subway line.

By Car: Motorists are just 5 minutes from the highways 400 & 401 and the Allen Expressway for easy access to downtown or out of town.

COMMUNITY SCHOOLS

Toronto District School Board 416-397-3000
www.tdsb.on.ca

JK-5 Downsview Public School 416-395-2340
2829 Keele Street
6-8 Pierre Laporte Middle School 416-395-3070
1270 Wilson Avenue
9-12 Downsview Secondary School 416-395-3200
7 Hawksdale Road

Toronto Catholic District School Board 416-222-8282
www.tcdsb.on.ca

JK-8 St. Raphael Catholic School 416-393-5285
3 Gade Drive
JK-8 St. Conrad Catholic School 416-393-5396
610 Roding Street
9-12 Madonna Catholic SS 416-393-5506
20 Dubray Avenue

French Immersion Programs
www.tdsb.on.ca

JK-5 Tumpane Public School 416-395-2950
48 Tumpane Street
6-8 Beverley Heights MS 416-395-3000
26 Troutbrooke Drive
9-12 Lawrence Park CI 416-393-9500
125 Chatsworth Drive

Toronto Post Secondary Schools
www.sbinfo.edu.gov.on.ca

York University – 4700 Keele St. 416-736-2100
University of Toronto -27 Kings College Circle 416-978-2011
Humber College – 205 Humber College Blvd. 416-675-5005

Toronto Private Schools
www.edu.gov.on.ca/eng/general/elemsec/privschr/index.html

ADDITIONAL INFORMATION

Property Taxes: \$3,000.98 (Annual in 2008)

Lot Size: 61.79 feet x 97.11 feet

Parking: Private driveway with parking for 4 cars plus attached single car garage

Possession: 30-90 days or to be arranged

Heating: Forced air gas furnace with central air conditioning

Inclusions: Upper level: stove, Kenmore refrigerator, Maytag built-in dishwasher.
Lower level: Moffat stove with two ovens, Viking refrigerator, Maytag washer, GE dryer, Moffat chest freezer, gas stove.
All electric light fixtures, all built-in shelving, all window coverings.

Rental Equipment: Hot water tank

RECENT IMPROVEMENTS

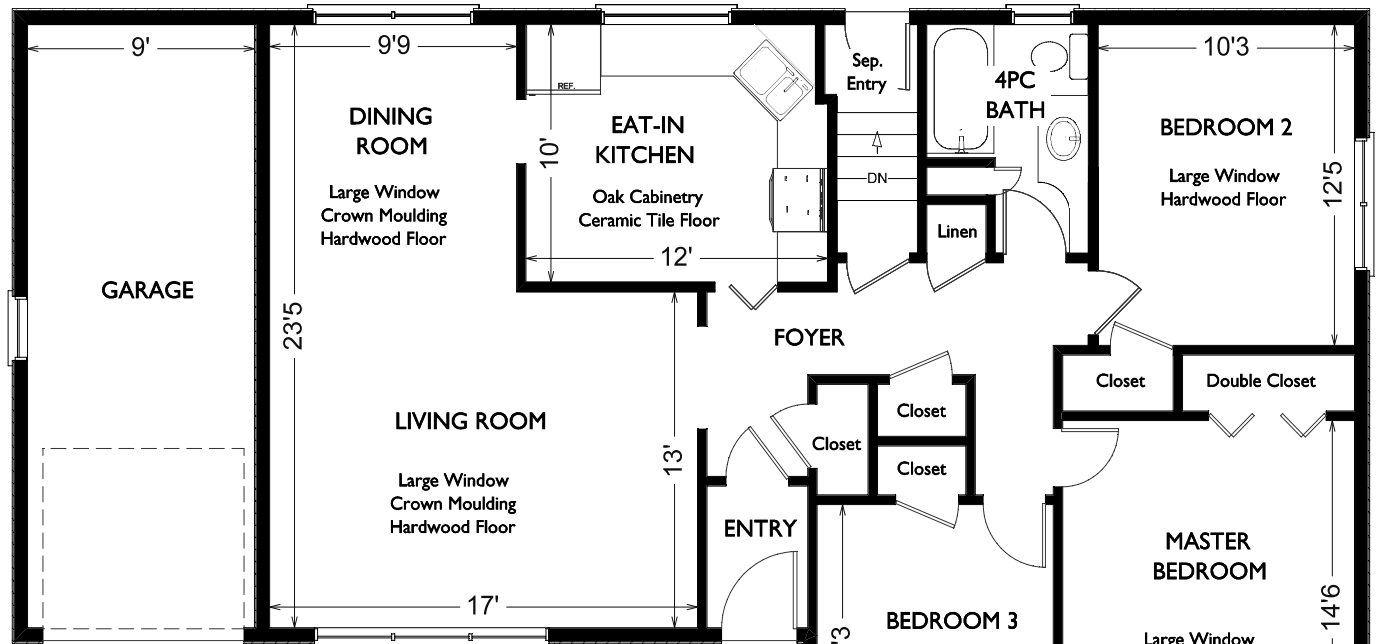
- New broadloom in basement and stairs
- Interior painting
- Refinished hardwood floors
- New light fixtures in hallway

A Home Inspection Report dated March 24th 2009 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion. Please see available Fire Code Retrofit Compliance requirements prepared by: The Fire Guy - Paul Shuster dated March 24th, 2009.

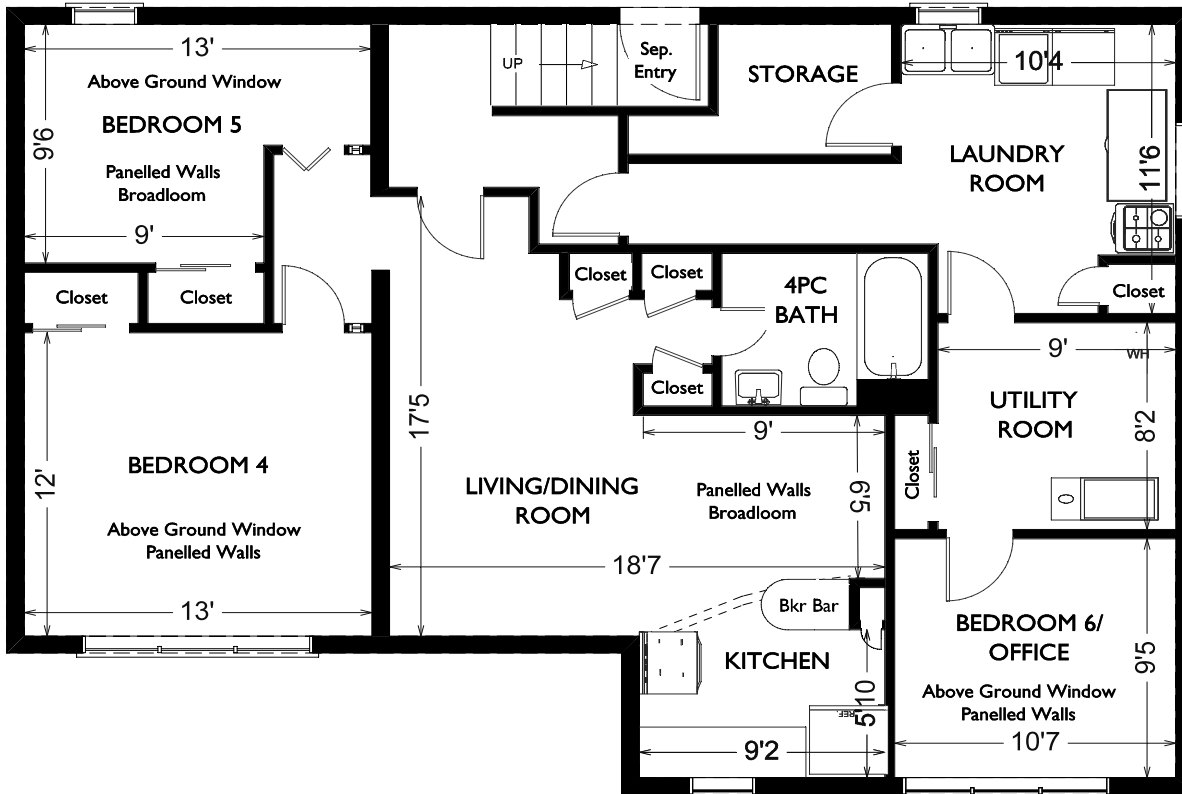
The buyer acknowledges that the Seller and Agents make no representation or warranties regarding the legality, or fire code retrofit status, of basement apartment.

E & OE

The information contained in this feature sheet has been prepared as a guide to prospective purchasers. Purchasers should satisfy themselves as to the accuracy of the information presented in the feature sheet. Not intended to solicit properties currently listed for sale. Prudential Sadie Moranis Realty is an independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a subsidiary of Prudential Insurance Company of America, owner of Trademarks.



Lower Level



Main Level

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Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.