

# 221 Fairlawn Avenue

[www.221fairlawnave.com](http://www.221fairlawnave.com)



**\$584,900**



**THE MILLS TEAM**  
FOR ALL YOUR REAL ESTATE NEEDS

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**Prudential**

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Living Room



Dining Room



Living Room



Kitchen



Master Bedroom



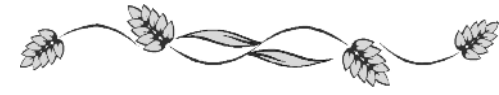
Bedroom



Recreation Room



Lower Level Bathroom



## WELCOME TO 221 FAIRLAWN AVENUE

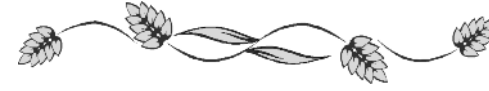
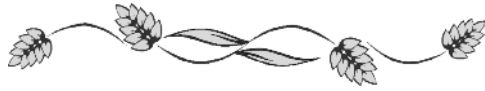
### Main Level

- Entry** ~ Closet, leaded glass window  
~ Patterned wood floor
- Living Room** ~ Wood burning brick fireplace  
15'4" x 10'6" ~ Double window, walk-through to dining room  
~ Crown moulding, patterned hardwood floor
- Dining Room** ~ Double window, open to kitchen  
13'2" x 9'2" ~ Panelled ceiling, crown moulding,  
hardwood floor
- Kitchen** ~ Open to dining room  
12' x 6'8" ~ Kenmore gas stove, Kenmore refrigerator and  
built-in Kenmore dishwasher, GE Profile  
microwave/hood, offset double stainless steel sink  
~ Maple cabinetry (1 upper cabinet with glass doors)  
~ Granite countertops, pine panelled ceiling  
~ Built-in breakfast bar (open to dining room)  
~ Walk-out to covered rear deck  
~ Halogen light fixture, laminate wood floor

### UPPER LEVEL

- Master Bedroom** ~ Closet, triple window  
13'8" x 11' ~ Hardwood floor
- Bedroom 2** ~ Closet, window, hardwood floor  
13'5" x 8'
- Bedroom 3** ~ Deep closet, window, hardwood floor  
10'3" x 8'
- Bathroom 4pc** ~ Window, ceramic tile floor
- Hallway** ~ Built-in Friedrich "Floating Air" ductless  
air conditioner  
~ Closet and linen cupboard, hardwood floor
- LOWER LEVEL**
- Recreation Room** ~ Built-in shelving, halogen pot lights  
17' x 16' - Irregular ~ Broadloom
- Laundry/Utility Room** ~ Washer, dryer and double laundry sink  
~ Built-in cabinets, window
- Bathroom 3pc** ~ Corner glass enclosed shower  
~ Window, halogen pot lights, ceramic tile floor





## **BEDFORD PARK COMMUNITY HIGHLIGHTS**

### **RECREATION AND PARKS**

**Woburn Parkette:** (Woburn Ave. & Jedburgh Road) Tots playground and wading pool.

**Fairlawn Neighbourhood Centre:** (Fairlawn Heights United Church) A unique Centre that offers educational programs for all ages at very reasonable prices.

**Bedford Park Community Centre:** (Bedford Park Public School) Includes a gymnasium and indoor pool.

**Wanless Park:** (Lawrence Ave. W. & Wanless Cres.) Largest park in the neighbourhood with five floodlit tennis courts, a basketball court, a baseball diamond, a tots playground and wading pool.

**Lawrence Park:** (Lawrence Ave. W. & Yonge St.) Scenic park with walking and biking trails.

**Ledbury Park:** (Ledbury St. & Fairlawn Ave.): Award winning park complete with a reflecting pool, skating rink, swimming pool, and water play area designed specifically for younger children.

**Otter Creek Park:** Located on Cheritan Avenue, this park contains four tennis courts that are retrofitted for use as an artificial ice rink in the wintertime. This park also provides access to the Chatsworth ravine.

**George Locke Public Library:** (Yonge St. & Lawrence Ave.) Offers year round programs for adults, children and preschoolers.

### **TRANSPORTATION**

**Public:** The Lawrence subway station on Yonge St. is less than a 10 minute walk! There is also regular bus service available on Yonge St. and Avenue Rd.

**By Car:** Motorists are 15 minutes from downtown, and approximately 5 minutes to the Yonge Street and Avenue Road on-ramps to the 401.

### **LOCAL RESTAURANTS**

Enjoy a vast selection of eateries along Yonge St. including Herbs Restaurant and Catering, L'Esgargot Bistro, Joy Thai Cuisine, Parmigiano Trattoria, Quiznos Sub, The Bread Bar, Sequel, The Bagel Stop and Mamma's Pizza.

A variety of restaurants can be found along Avenue Road from fine dining to fast foods such as Shushi, Safari Bar and Grill, The Steak Pit, Bistro on Avenue, Mr. Sub, Harvey's, McDonalds, Bagel Shop, Timothy's and Second Cup.

### **LOCAL SHOPS AND CONVENIENCES**

Stroll to "Yonge Lawrence Village" which boasts a delightful array of stores and eateries. It features a tremendous selection of boutique shops, coffee shops, bakeries and conveniences such as Vineyard's Wine Store, drycleaners, Loblaws, Rogers Video Rental, Dominion, Scotia & TD Banks, specialty and fruit shops, dental office, pharmacy, barber and beauty salons, a health food store and much more.

Enjoy the many conveniences and shops along Avenue Road, one of Toronto's most popular shopping districts. Experience the gourmet food shops, gift shops, fashion stores, home design and furnishing shops, banks, a grocery store, Pusateri's, LCBO, The Beer Store, Shoppers Drug Mart, Fairlawn Market, Second Cup and a full array of restaurants.

### **HEALTH CARE**

Sunnybrook & Women's College Health Sciences Centre.

### **NEARBY ATTRACTIONS**

Easy downtown access to Harbourfront, Rogers Centre and the Air Canada Centre.

## COMMUNITY SCHOOLS

**Toronto District School Board** 416-397-3000  
[www.tdsb.on.ca](http://www.tdsb.on.ca)

JK-6 John Wanless Jr. Public School 416-393-9350  
(Before and after school daycare)  
245 Fairlawn Avenue  
7-8 Glenview Senior Public School 416-393-9390  
401 Rosewell Avenue  
9-12 Lawrence Park Collegiate Institute 416-393-9500  
125 Chatsworth Drive  
9-12 Northern Secondary School 416-393-0270  
851 Mount Pleasant Rd.

### **French Immersion**

[www.tdsb.on.ca](http://www.tdsb.on.ca)

JK-6 John Fisher Jr. Public School 416-393-9325  
40 Erskine Avenue  
7-8 Glenview Senior Public School 416-393-9390  
401 Rosewell Avenue  
9-12 Lawrence Park Collegiate Institute 416-393-9500  
125 Chatsworth Drive

**Toronto Catholic District School Board** 416-222-8282

[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

JK-8 Blessed Sacrament C. S. 416-393-5226  
24 Bedford Park Ave.  
9-12 Marshall McLuhan C. S. S. 416-393-5561  
1107 Avenue Road  
9-12 Loretto Abbey 416-393-5510  
(Girls) 101 Mason Blvd.

### **Toronto Post Secondary Schools**

[www.edu.gov.on.ca](http://www.edu.gov.on.ca)

York University, Glendon Campus, 2275 Bayview Ave. 416-487-6710  
University of Toronto, 27 Kings College Cir. 416-978-2011  
George Brown College, St. James Campus, 200 King St. E. 416-415-2000  
Ryerson University, 350 Victoria St. 416-979-5000

### **Toronto Private Schools**

[www.edu.on.ca/eng/general/elemsec/privschr/index.html](http://www.edu.on.ca/eng/general/elemsec/privschr/index.html)

## ADDITIONAL INFORMATION

**Property Taxes:** \$3,718.42 (Annual in 2008)

**Lot Size:** 21.08 feet x 85 feet (per MPAC)

**Parking:** Legal front yard parking for 1 car  
(Permit # 332466 - \$150.03 Annual Fee in 2008)  
**Note:** The Sellers occasionally park 2 cars without issue

**Possession:** 30-60 days or to be arranged

**Heating:** Hot water gas boiler

### **Utility Costs**

**Gas Costs:** Approximately \$94.00 per month (2007-2008)

**Electrical Costs:** Approximately \$80.00 per month (2007-2008)

**Water Costs:** Approximately \$47.00 per month (2007-2008)

**Inclusions:** Appliances: Kenmore refrigerator, Kenmore gas stove, Kenmore built-in dishwasher, GE Profile microwave/hood, washer and dryer; Friedrich ductless air conditioner, security system (Buyer to arrange monitoring), all electric light fixtures, all built-in shelving, all window blinds and shed

**Rental Equipment:** Hot water tank

**A Home Inspection Report dated September 18th 2008 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.**

**E&OE**

# 221 Fairlawn Avenue



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