

# 33 Daneswood Road

[www.33daneswood.com](http://www.33daneswood.com)



**\$1,700,000**



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

Sue Mills\* Alex Mills\*\* Katie Mills\*  
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Living Room Overlooks Backyard



Dining Room w/Walkout to Patio



Kitchen w/Breakfast Area



Family Room w/Fireplace



Master Bedroom w/Ensuite Bath



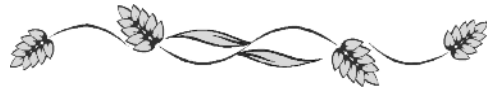
Bedroom 2



Recreation Room w/Walk-out



Games Room



## WELCOME TO 33 DANESWOOD ROAD

### MAIN LEVEL

- Foyer** 20'7" x 12'7"  
~ Double door entry  
~ Deep double closet with sliding doors  
~ Circular staircase to upper and lower levels  
~ Two storey ceiling height (17'6")  
~ Two windows, broadloom
- Powder Room 2pc** ~ Wall-to-wall vanity with marble top  
~ Two sconces, window, vinyl floor
- Living Room** 26'3" x 15'2"  
~ Wood burning fireplace with marble facing  
~ Large bow window overlooking backyard  
~ French door walk-out to side yard  
~ Walk-through to dining room  
~ Built-in shelves, crown moulding, broadloom
- Dining Room** 15'6" x 15'2"  
~ Oversized sliding glass door walk-out to patio  
~ Walk-through to living room  
~ Swing door to kitchen  
~ Moulded walls, broadloom
- Kitchen** 14'6" x 12'5"  
~ Maytag refrigerator and stove (at Buyer's option),  
Kenmore built-in dishwasher, Allure hood exhaust  
~ Double stainless steel sink with window above  
~ Countertop lighting, broom closet, vinyl floor
- Breakfast Area** 9'7" x 7'9"  
~ Open to kitchen  
~ Sliding door walk-out to rear patio  
~ Sliding door walk-through to master bedroom  
~ Walk-out to driveway and attached double garage
- Family Room** 16' x 14'2"  
~ Wood burning fireplace with marble facing  
~ Bow window, panelled walls, crown moulding  
~ Built-in shelves and cabinetry, hardwood floor

### MAIN LEVEL continued

- Master Bedroom** 19'9" x 14'2"  
~ Wall-to-wall multiple closets with built-ins  
and laundry chute  
~ Walk-through to kitchen behind sliding door  
~ Bow window, broadloom
- Ensuite 4pc** ~ Whirlpool bath, marble countertop  
~ Window, closet, vinyl floor

### UPPER LEVEL

- Bedroom 2** 19' x 14'2"  
~ Sloped ceiling, large window  
~ Built-in shelving, broadloom  
~ Walk-in closet with access to large attic  
storage space (15' x 9')  
~ Access to large attic storage (16'9" x 8'10")
- Bathroom 5pc** ~ Double sinks, built-in mirrored medicine cabinet  
~ Window, tile backsplash and floor
- Bedroom 3** 16'9" x 13'9"  
~ Double closet, triple window  
~ Crown moulding, broadloom
- Bathroom 3pc** ~ Shower, tile countertop and floor  
~ Built-in shelves, window
- Bedroom 4** 11'4" x 14'  
~ Sloped ceiling, large window  
~ Closet, hardwood floor  
~ Access to large attic storage (14' x 9'2")
- Hallway** ~ Overlooks main level foyer, broadloom  
~ Large walk-in storage closet with built-in  
drawers and hardwood floor



## **33 DANESWOOD ROAD**

### **LOWER LEVEL - 8'2" ceiling height**

**Recreation Room** ~ Wood burning stone fireplace  
29'5" x 15' ~ Bow-style above ground window with  
walk-up to backyard  
~ Pine panelled walls, crown moulding  
~ Walk-through to games room

**Games Room** ~ Wall-to-wall built-in shelving  
23'5" x 15' ~ Window, pool table (negotiable)  
~ Pine panelled walls, crown moulding

**Utility Room** ~ Excellent storage space  
15'6" x 13'9" ~ Window, furnace (2005)

**Hallway** ~ Walk-in storage closet  
~ Sitting area at staircase

**Laundry Room** ~ Built-in cabinetry and sink  
16'4" x 13'9" ~ Kenmore washer and dryer (as-is at Buyer's  
option), double laundry sink  
~ GE refrigerator, Danby chest freezer  
~ Window, access to storage room

**Storage Room** ~ Window, wall-to-wall built-in shelves  
15' x 13'9"

***This level is completed with a 2pc Powder Room***



# **LAWRENCE PARK COMMUNITY HIGHLIGHTS**

## **RECREATION AND PARKS**

**Blythwood Ravine:** Connects to Alexander Muir and Sherwood parks - offering a 5 km. network of walking, running, and biking trails, plus a dog park.

**Sunnybrook Park:** Walking trails planted with native wildflowers, ferns, shrubs and trees can be enjoyed. The park is also home to Central Don riding stables and sports fields – rugby, field hockey, soccer and cricket. A Sports Pavilion and Licensed Restaurant are also located in the park.

**Lawrence Park:** 3 clay tennis courts, lights for night-time play and a clubhouse.

**Chatsworth Ravine:** A nature trail passes through Chatsworth ravine on its way through Lawrence Park, Blythwood Ravine and Sherwood Park.

**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.

**Toronto Public Library:** Offers a variety of Children's, Adult's and Senior's programs

## **TRANSPORTATION**

**By Car:** Motorists have quick and easy access to the Don Valley Parkway via the Bayview Extension or Eglinton Ave. Bayview Ave., Mt Pleasant Rd. and Yonge St offer quick routes to the 401 and downtown.

**Public:** Bus service along Bayview Ave. and Mt Pleasant Rd. provides easy access to the Lawrence and Eglinton Subway stations on the Yonge-University-Spadina line.

## **HEALTHCARE**

Sunnybrook & Women's College Health Science Centre, Lyndhurst Hospital and the University of Toronto Hospital

## **MOVIE THEATRES**

Sivercity at Yonge & Eglinton (Famous Players)

## **LOCAL SHOPS AND CONVENIENCES:**

**Take a stroll along Bayview Avenue to antique shops, clothing boutiques, home furnishing stores and conveniences:** Homefront, Shopper's Drug Mart, Flower Nook, Whitehouse Meats, Nunzio's Market, Badalis Fruit Market, Pagnellos Antiques, Merchant of Tennis, Flying Dragon Bookshop, Newsome Photography, Hairstylists and more!

**Enjoy a vast array of local shops and conveniences on the corner of Bayview Ave. & Eglinton Ave.** such as Dominion, Curves, Women's Fitness, Pharma Plus, Black's, Roger's Video, Home Hardware, Radio Shack, Gymboree, McDonald's, Second Cup and Subway.

**Close to a full selection of amenities on Yonge Street** such as Sheridan Nursery, Indigo, Sporting Life, Gap, Roots, Fitness Source, Restoration Hardware, Bloom Theroy Florist, Toys, Toys, Toys, Yonge St. Animal Hospital, Kit Kat Convenience, The Dintec, West 49, Cleaners plus many more.

**Speciality stores and services include** Alex on Yonge – cheese shop, Little Party Shop, Bark & Fitz – dog supplies, The Butchers, Royal Bank, Toronto Dominion Bank, and Kinko's. Stop and enjoy a coffee at Starbuck's, Second Cup or Tim Horton's.

**Yonge Eglinton Centre:** Offers a wide variety of shops and services including Dominion, Indigo Books, Pharma Plus, HVM and much more!

## **RESTAURANTS:**

A wide range of restaurants and cafes provide a choice of casual or fine dining. Notable names include Centro, North 44, Sorn Thai Restaurant, Alize Restaurant, Shatzy's Trattoria Italian Restaurant, Assaggio Ristorante, Minosa Café & Grill, Gamberoni, The Abbot, Harry's, The Good Bite, Mad Monty's and Grazzi, Hollywood Gellatto, Fukui Sushi, Dinner 55, Lemongrass, Verdi Trattoria, Trastevere Ristorante, Riz-Pan Asian Cuisine and Rahier Patisserie, Second Cup, Starbucks, Baskin & Robbins, just to name a few!

## COMMUNITY SCHOOLS

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

JK - 6 Blythwood Junior Public School 416-393-9105  
2 Strathgowan Crescent  
7 - 8 Glenview Senior Public School 416-393-9390  
401 Rosewell Avenue  
9-12 York Mills C.I. 416-395-3340  
490 York Mills Road  
9 - 12 Northern Secondary School 416-393-0270  
851 Mount Pleasant Road

### **French Immersion**

SK - 6 John Fisher Junior Public School 416-393-9325  
40 Erskine Avenue  
7 - 8 Winona Drive Senior Public School 416-393-1680  
101 Winona Drive  
9-12 York Mills C.I. 416-395-3340  
490 York Mills Road

**Toronto Catholic District School Board** 416-222-8282  
[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

JK - 8 Blessed Sacrament Catholic School 416-393-5226  
24 Bedford Park Avenue  
9 - 12 Marshall McLuhan Catholic Secondary 416-393-5561  
1107 Avenue Road

### **Toronto Post Secondary Schools**

[www.sbinfo.edu.gov.on.ca](http://www.sbinfo.edu.gov.on.ca)  
University of Toronto, 27 Kings College Circle 416-978-2011  
York University, Glendon Campus, 2275 Bayview Ave. 416-487-6710  
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.gov.on.ca/eng/general/elemsec/privschr/index.html](http://www.edu.gov.on.ca/eng/general/elemsec/privschr/index.html)  
PreK-12 Toronto French School - 296 Lawrence Ave. E 416-484-6533  
JK-12 Havergal College (Girls) - 1451 Avenue Rd. 416-483-3519  
1-12 Upper Canada College - 200 Lonsdale Road 416-488-1125  
3-12 Crescent School (Boys) - 2365 Bayview Ave. 416-449-2556

## ADDITIONAL INFORMATION

**Property Taxes:** \$15,140.30 (Annual in 2009)

**Lot Size:** 45 feet x 181.42 feet  
Pie shaped lot widens to 171.74 feet at rear  
and 223.5 feet on south side

**Parking:** Private driveway with parking for 4-6 cars  
plus attached double car garage

**Possession:** 30-90 days or to be arranged

**Heating:** Forced air gas furnace (2005) with  
central air conditioning

### **Utility Costs**

**Hydro Costs:** Approx \$154.00/month (2007)

**Water Costs:** Approx \$30.00/month (2007)

**Gas Cost:** Approx \$310.00/month (2007)

**Inclusions:** Maytag refrigerator and Maytag stove (both at  
Buyer's option), Kenmore built-in dishwasher,  
Allure hood exhaust, Kenmore washer and dryer  
(as-is at Buyer's option)), all built-in shelving and  
closet organizers, electric garage door opener and  
2 remotes, inground sprinklers, security system  
(monitoring extra), all electric light fixtures (except  
where excluded below) and window coverings

**Excluded:** Dining room chandelier

**Negotiable:** Pool table

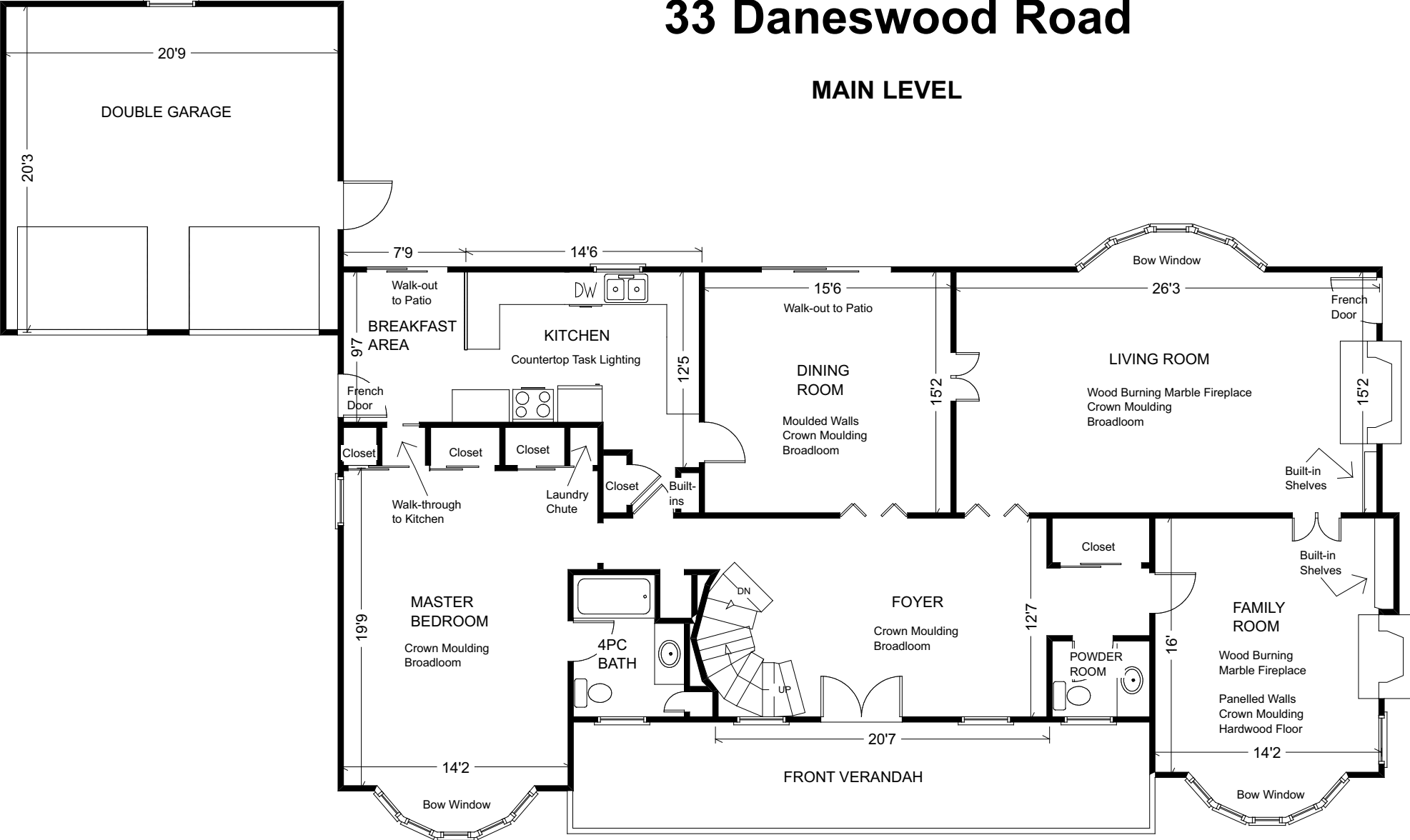
**Rental Equipment:** Hot water tank

**A Home Inspection Report dated August 28th, 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**

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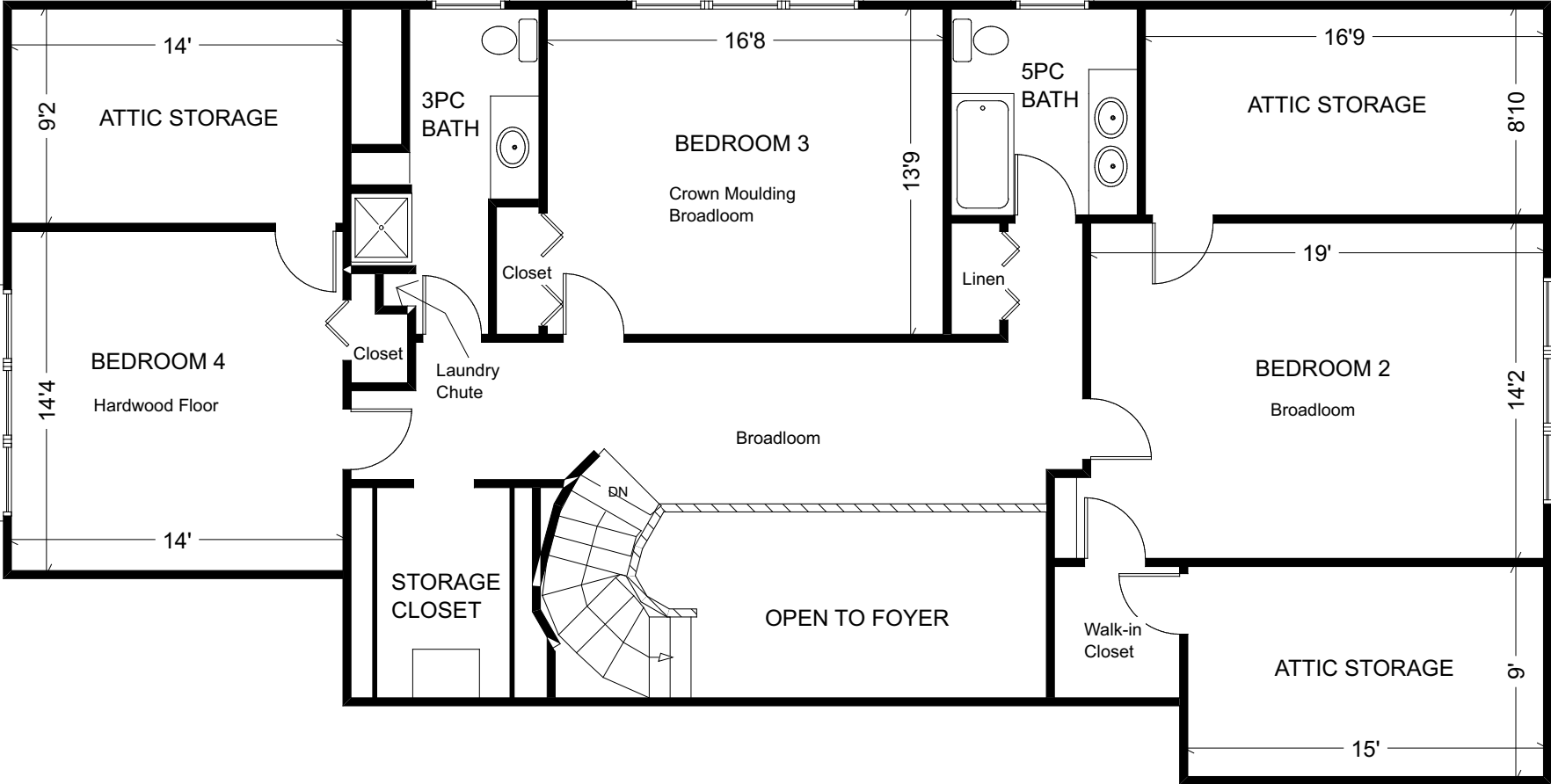
## MAIN LEVEL



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

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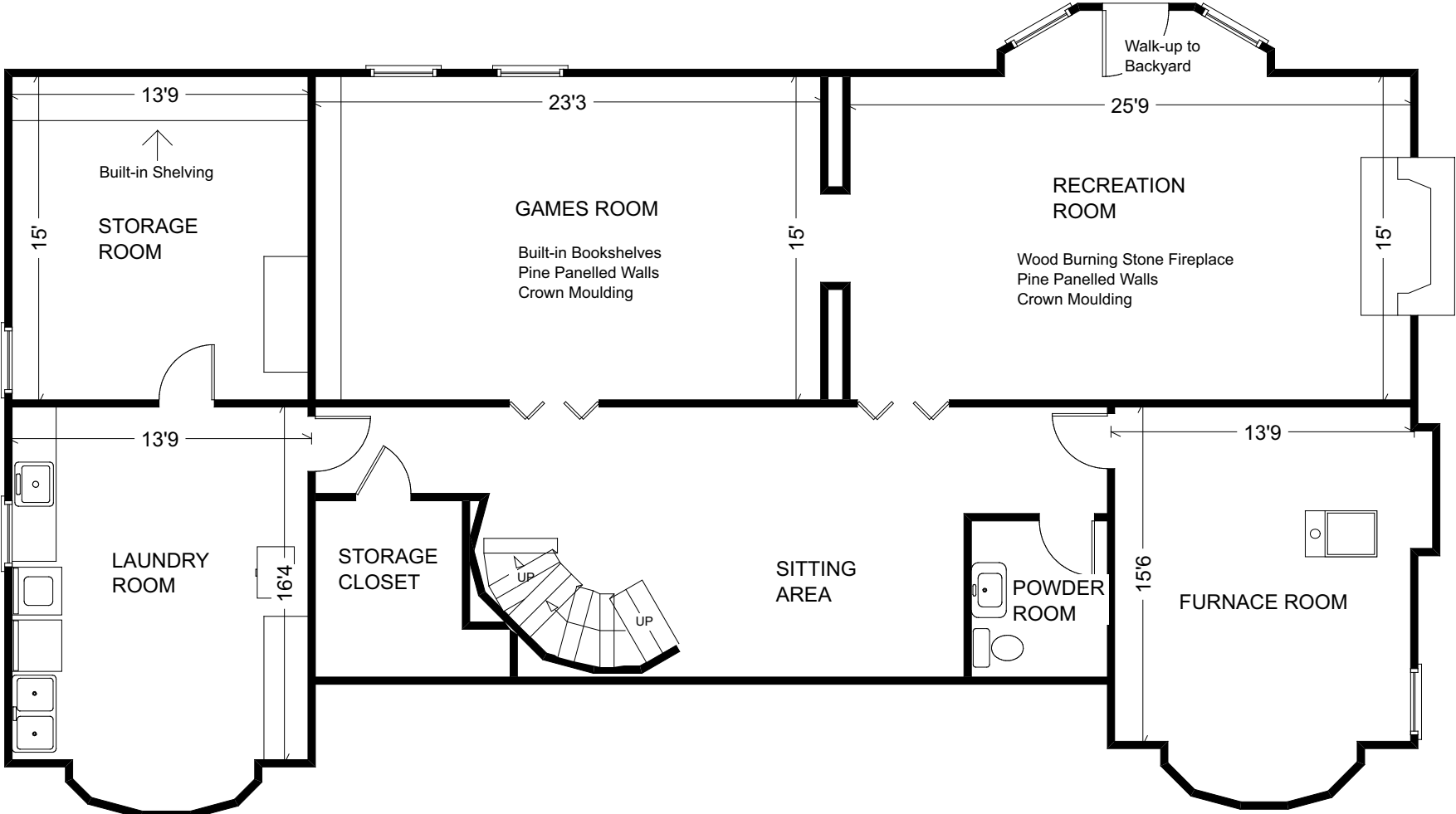
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## LOWER LEVEL



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