

50 Twyford Road

Princess Anne Manor

www.50twyford.com



\$1,179,000



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

Sue Mills* Alex Mills** Katie Mills*
Sarah O'Neill* Jill Fewster-Yan*



Jill Fewster-Yan Alex Mills Sue Mills Katie Mills Sarah O'Neill

 **Prudential**

Sadie Moranis
Realty, Brokerage

416-487-4343

themillsteam@sadiemoranis.com

*Sales Representative **Broker



Living Room



Dining Room



Kitchen



Kitchen



Family Room



Powder Room



Foyer



Bedroom 2



Bedroom 3

50 Tuwyford Road



Master Bedroom



Master Bedroom



Master Ensuite



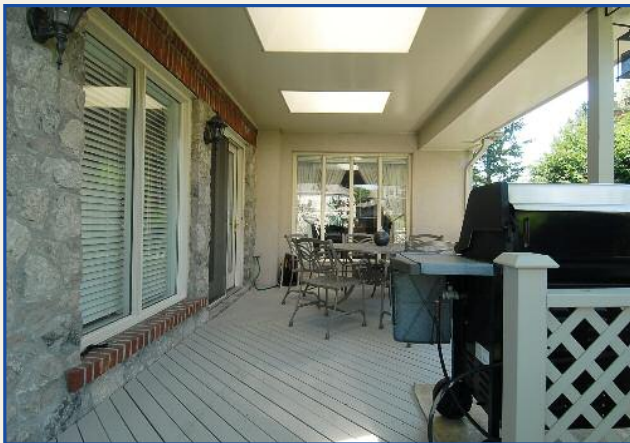
Recreation Room



Office



2nd Kitchen/Laundry





50 TWYFORD ROAD

MAIN LEVEL

- Foyer**
13'3" x 12'
- ~ Cathedral (12') ceiling with recessed dormer window and decorative moulding in grape motif
 - ~ Double closet with mirrored sliding door and extra storage area under staircase
 - ~ Arched doorways with mouldings
 - ~ Ceramic tile floor with decorative inlay
- Living Room**
19'5" x 15'
- ~ Wood burning marble fireplace
 - ~ Walk-through to dining room
 - ~ Crown moulding, pot lights, hardwood floor
 - ~ Attached speakers (2), stereo components, window
- Dining Room**
13'5" x 11'1"
- ~ Large window overlooking covered rear deck
 - ~ French door with beveled glass to kitchen
 - ~ Crown moulding, ceiling medallion, hardwood floor
- Kitchen**
13'5" x 12'9"
- ~ Amana refrigerator, AEG built-in wall oven, Bosch built-in dishwasher, offset double sink
 - ~ Centre island with Miele built-in gas cooktop and stainless steel Best hood exhaust above
 - ~ Centre island with granite countertop, breakfast bar, attached table with granite top and kitchen bar stools & chairs
 - ~ Maple cabinetry (two upper cabinets with glass doors), countertop halogen task lighting and ceramic tile backsplash
 - ~ Built-in pantry cabinets and desk with granite top
 - ~ Built-in speakers (2), halogen pot lights, crown moulding, maple floor

MAIN LEVEL CONTINUED

- Family Room**
17'2" x 14'2"
- ~ Cathedral (12'5") ceiling height (framed metal art included at Buyer's option)
 - ~ Granite gas fireplace with moulded mantle
 - ~ Walk-out to covered rear deck with gas line for bar-be-cue and walk-out to side stone patio
 - ~ Halogen pot lights, maple floor
- Bedroom 2/Alternative Master Bedroom**
15' x 11'9"
- ~ Three closets, large window, broadloom
 - Ensuite Bath 3pc** ~ Shower, window, ceramic tile floor
- Bedroom 3**
14' x 11'
- ~ Closet, window, broadloom
- Bathroom 4pc** ~ Jacuzzi soaker tub, large window, ceramic tile floor
- Powder Room 2pc** ~ Pedestal sink, window, marble floor
- ### **UPPER LEVEL - MASTER SUITE**
- Master Bedroom**
16'3" x 14'5"
- ~ Cathedral (9'2") ceiling height
 - ~ Dormer window with built-in bench seat with storage below
 - ~ Ceiling moulding, broadloom
 - ~ His and hers separate walk-in closets with built-in organizers
 - Ensuite Bath 8pc** ~ Jacuzzi whirlpool bath with hand held shower spray, separate glass enclosed double shower, double vanity
 - ~ Separate water closet with toilet and bidet, dormer window and marble floor
 - ~ Dormer window, marble floor



50 TWYFORD ROAD

LOWER LEVEL

Recreation Room ~ Wood burning marble fireplace
20'7" x 14'6"
~ Custom built-in maple shelving, plasma television
and TV & surround sound components
~ Attached speakers (2), window with wood blinds
~ Halogen pot lights, broadloom

Office ~ Built-in storage cabinetry, desk and filing cabinets
16'8" x 13'9"
~ Built-in speakers (2), window
~ Pot lights, broadloom

Games Area ~ Two wall sconces, broadloom
13' x 10'

Bedroom ~ Walk-in closet
16' x 13'10"
~ Pot lights, broadloom

Semi-Ensuite 3pc ~ Separate area with shower
~ Window, ceramic tile floor
~ Walk-through to Kitchen/Laundry Room

**2nd Kitchen/
Laundry** ~ Bosch front loading washer and dryer
22'8" x 12'8"
~ Amana refrigerator, McClary stove, double
stainless steel sink
Irregular ~ Two windows, ceramic tile floor

**Utility/
Storage Room** ~ Excellent storage space
18' x 15'
~ Two windows



UPGRADES BY CURRENT OWNER

(Over \$75,000 spent)

*Aramosa stone on front veranda
Heated lines in roof valleys and eaves
Chimney work
Waterproofing membrane
Enlarged window wells
Timed outdoor accent lighting in eaves and trees
New back gate
Gas line for bar-be-que
Exterior and interior painting
New fan in air conditioner
Central vacuum canister
Bay Bloor Radio sound system
Basement kitchen
Built-in bookshelves in recreation room
Broadloom
Hardwood floors refinished*



PRINCESS ANNE MANOR COMMUNITY HIGHLIGHTS

RECREATION AND PARKS

Princess Margaret & Princess Anne Parks: Stroll to the neighbourhood parks and enjoy the green space, children's playgrounds and tennis courts.

West Deane Park: Situated in the scenic Mimico Creek Ravine Valley, this park is highlighted by a paved exercise and bicycle trail that winds its way along the course of the Mimico Creek. West Deane Park also includes a children's playground, two baseball diamonds, an outdoor pool and a shaded picnic area. The Martingrove Tennis Club is located at the north end of this park. These four tennis courts double as an artificial ice rink in the wintertime.

John G. Althouse Community School: (130 Lloyd Manor Rd.) Offers a variety of sports, music and arts programs for children and adults. They also host a Spring Flea Market and a summer camp.

Rosethorn Park: Located at the southeast corner of Kipling Ave. and Rathburn Rd., just north of the Islington Golf Club. This park has three tennis courts and a children's playground. The Islington Baseball League operates out of Rosethorn Park. Programs include Co-ed T-Ball, Boys and Girls Rookie Ball, Clinics and Rep teams.

Scarlett Woods Golf Course: Located in the southwest pocket of Eglinton Flats, this executive-length public Par 62 course is suitable for beginners and experts alike.

PRIVATE GOLF CLUBS

St. George's Golf and Country Club: Internationally recognized for its championship golf course, ranking in the top 100 worldwide and in the top three in Canada and home of the 2010 RBC Canadian Open.

Lambton Golf & Country Club: Lambton Golf & Country Club: Contained within the scenic par 71, 6600 yard championship course is the charming nine-hole Valley Course.

Islington Golf Club: Features a Par 72, 6400 yard course designed by renowned golf course architect Stanley Thompson.

Weston Golf and Country Club: A beautiful urban oasis designed by the noted Scottish architect, Willie Park Jr.

NEARBY ATTRACTIONS

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

LOCAL RESTAURANTS

Choose from a host of choices in Kingsway Village, Bloor West Village and Islington Village. Just to name a few... Merlot, Oregano Grill, Ma Maison, Cru, VIBO, The Green Mango, Blume, Il Paesano, Magoo's and Queen's Pasta.

NEIGHBOURHOOD CONVENIENCES

Thorncrest Plaza: (Islington Ave. & Rathburn Rd.) IGA, Thorncrest Drug Mart, Home Hardware, TD Canada Trust, Java Joe's Village Cafe, Rizo Lola & Company, The Candy Hut, Hairavanti, CIBC and other retail stores are conveniently close at hand.

Humbertown Shopping Centre: (The Kingsway & Dundas St. W.) Offers a number of specialty food shops along with Loblaws, Shopper's Drug Mart, Hallmark, LCBO, Black's, Second Cup, Laura Secord, Blockbuster, Lewiscraft, Scotiabank, Saxon for Men & more.

Islington Village: (Dundas St. W. & Islington Ave.) A wide variety of shops and services including Rabba Fine Foods, Lucky Buck, Coconut Grove, Canada Post, Royal Bank, Village Yarns, Munroes, The Music Studio and Chameleon & Papillon.

Kingsway Village: (Bloor St. W. & Royal York Rd.) Enjoy an abundance of small specialty shops, chain stores, restaurants and professional & medical services in this popular Toronto shopping district.

Bloor West Village: (Bloor St. W. & Jane St.) Stroll along Bloor Street and visit Cards 'N Such, Kingsway Meat & Deli, Bloor Meat Market, Marlboroughs, Carload Food Market, Sunglow Bakery, The Body Shop, Beddington's Bed & Bath, Pharmasave, Jolanta Interiors, Cavalier, Max's Market, Fresh & Wild, Shopper's Drug Mart, Chapters.

TRANSPORTATION

Public: Buses along Kipling Rd. and Islington Ave. connect passengers to stations on the GO Transit line and the Bloor-Danforth subway line. The Eglinton bus connects passengers to the Yonge-University-Spadina subway line.

By Car: Motorists have quick and easy access to the 401 via Islington Ave. and Kipling Rd. and are minutes away from Hwy 400 or Hwy 427 for routes north of the city. Downtown Toronto is approximately 15 minutes away.

HEALTH CARE

Humber River Regional Hospital, Etobicoke General Hospital

COMMUNITY SCHOOLS

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

JK-5 St. George's Jr. Public School 416-394-7990
70 Princess Anne Cres.
6-8 John G. Althouse Middle School 416-394-7580
130 Lloyd Manor Road
9-12 Richview Collegiate Institute 416-394-7980
1738 Islington Ave.

French Emersion Programs

www.tdsb.on.ca

JK-5 Rosethorn Jr. Public School 416-394-6360
2 Remington Drive
6-8 Hilltop Middle School 416-394-7730
35 Trehorne Drive
9-12 Richview Collegiate Institute 416-394-7980
1738 Islington Ave.

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

JK-8 St. Gregory Catholic School 416-393-5262
126 Rathburn Road
JK-8 Our Lady of Peace Catholic School 416-393-5253
70 Mattice Ave.
9-12 Michael Power 416-393-5529
105 Eringate Drive
9-12 Don Bosco 416-393-5525
2 St. Andrews Blvd.

Toronto Post Secondary Schools

www.sbinfo.edu.gov.on.ca

University of Toronto, 27 Kings College Circle 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.gov.on.ca/eng/general/elemsec/privschr/index.html

(JK-5) Kingsley Primary School 416-233-0150
516 The Kingsway
(1-8) Kingsway College School 416-234-5073
4600 Dundas St. W.

ADDITIONAL INFORMATION

Property Taxes: \$9116.69 (Annual in 2008)

Lot Size: 65 feet x 128 feet

Parking: Private driveway with parking for 2-4 cars
plus attached double car garage

Possession: 30/60/90 days or to be arranged

Heating: Forced air gas furnace with central air conditioning

Utility Costs

Hydro Costs: Approx \$235.00/month (2008)

Water Costs: Approx \$54.00/month (2008)

Gas Cost: Approx \$223.00/month (2008)

Inclusions: 2 Amana refrigerators, AEG built-in wall oven, Miele built-in gas cooktop, Best stainless steel hood exhaust, Bosch built-in dishwasher, Bosch front loading washer and dryer, McClary Stove, all built-in shelving and closet organizers, built-in & attached speakers, living room stereo components, lower level plasma TV and TV & surround sound components, desk & filing cabinets in office, kitchen bar stools & chairs, electric garage door opener and remote(s), all electric light fixtures and window coverings, gas line for bar-be-que, water softener (as-is), front and backyard inground sprinkler system, security system (Buyer to arrange monitoring), freestanding basketball net

Inclusions at the

Buyer's option: Family room framed metal art

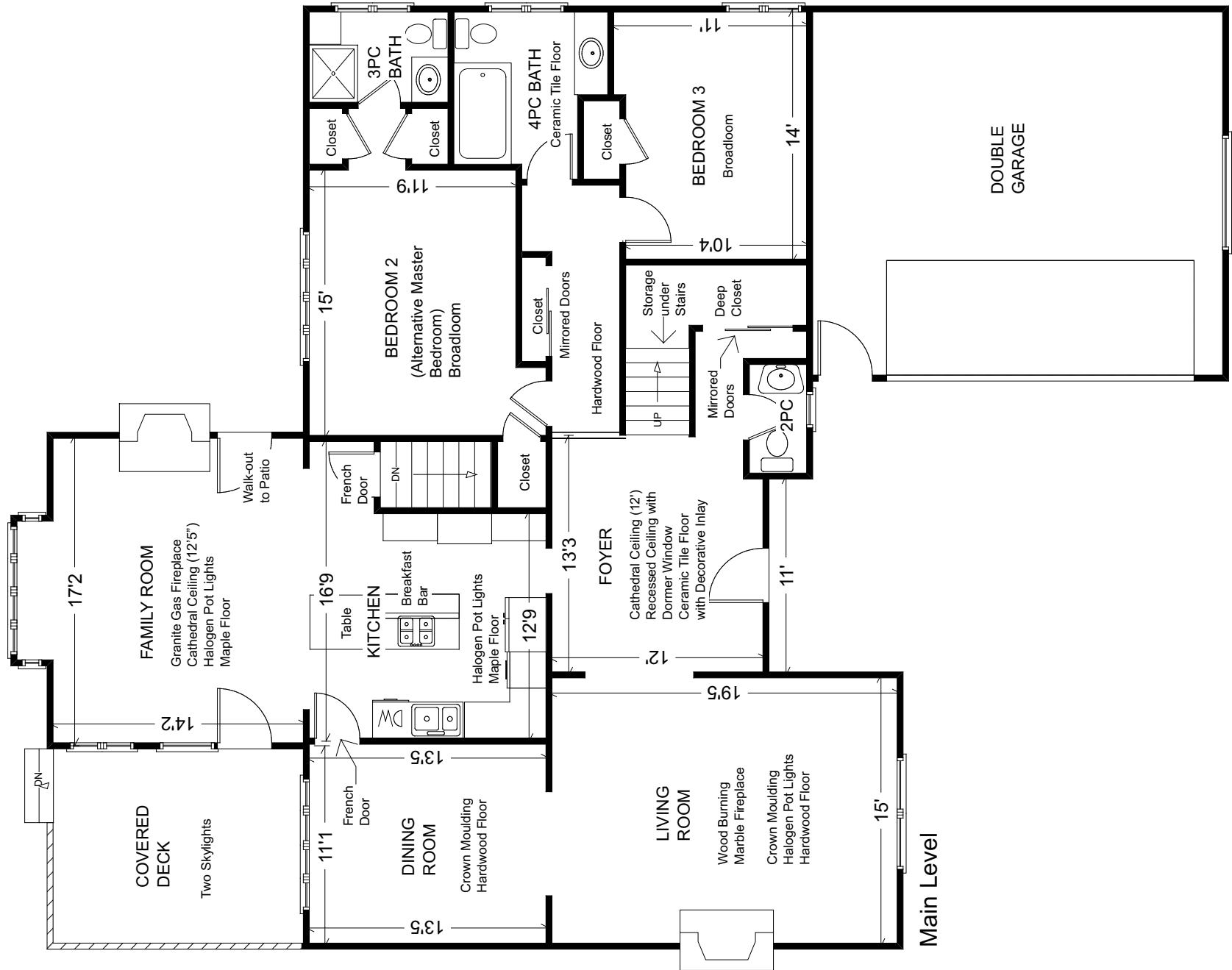
Rental Equipment: Hot water tank

A Home Inspection Report dated September 17th, 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

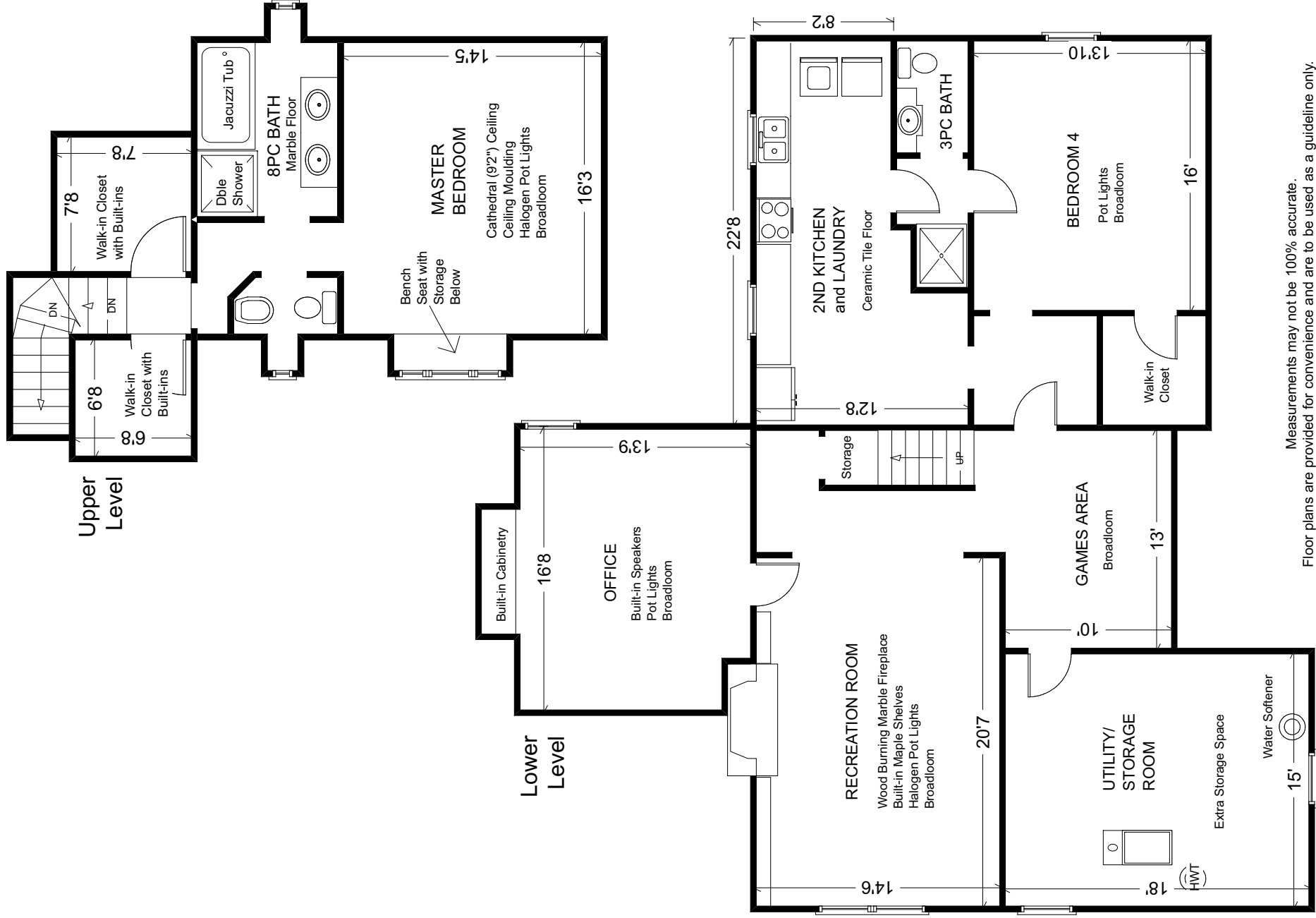
The information contained in this feature sheet has been prepared as a guide to prospective purchasers. Purchasers should satisfy themselves as to the accuracy of the information presented in the feature sheet. Not intended to solicit properties currently listed for sale. Prudential Sadie Moranis Realty 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.

50 Twyford Road



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

50 Twyford Road



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