

# 598 Merton Street

[www.598merton.com](http://www.598merton.com)



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**\$619,500**

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

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



**Prudential**

**Sadie Moranis**  
Realty, Brokerage

**416-487-4343**

[themillsteam@sadiemoranis.com](mailto:themillsteam@sadiemoranis.com)

\*Sales Representative \*\*Broker



Foyer



Living Room



Dining Room



Kitchen



Breakfast Area



Family Room



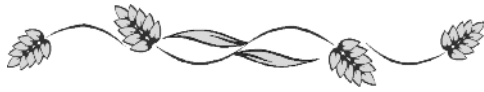
Master Bedroom



Bedroom 2



Bedroom 3



## **WELCOME TO 598 MERTON STREET**

**Quality Built by Kilner**

### **MAIN LEVEL**

- Foyer** ~ Two oversized double closets (one with built-in shelving), storage area under stairs
- Powder Room 2pc** ~ Ceramic tile floor
- Family Room** ~ Corner wood burning fireplace  
18'8" x 14'10" ~ Oversized sliding glass door walk-out to patio and gardens  
~ Broadloom
- Laundry Room** ~ Maytag washer, Amana dryer, laundry room  
~ Built-in shelving, window  
~ Hot water tank (rental)

### **2ND LEVEL**

- Living Room** ~ Corner wood burning fireplace with marble details and oak mantle  
19' x 15' ~ Oversized sliding glass door opens to Juliette balcony which overlooks the patio and gardens  
~ Crown moulding, broadloom
- Dining Room** ~ Two windows  
14'5" x 11'10" ~ Pass-through to kitchen with shutters  
~ Crown moulding, parquet floor

### **2ND LEVEL CONTINUED**

- Kitchen** ~ Open to breakfast area  
12 x 11'5" ~ Amana refrigerator, Kenmore stove, GE built-in microwave/hood exhaust, Kitchen-Aid dishwasher, offset double sink  
~ Two windows, laminate wood floor
- Breakfast Area** ~ Open to kitchen, window  
10'3" x 7' ~ Pass-through to dining room with shutters  
~ Exposed brick wall, laminate wood floor

### **3RD LEVEL**

- Master Bedroom** ~ Wall-to-wall double closets with auto lighting  
16'9" x 12'9" ~ Two windows, broadloom  
**Ensuite 4pc** ~ Skylight, built-in mirrored medicine cabinet,  
~ Extra cabinetry above toilet, ceramic tile floor
- Bedroom 2** ~ Wall-to-wall double closets  
16'7" x 11'9" ~ Two windows, broadloom
- Bedroom 3** ~ Double closet  
9'10" x 9'7" ~ Window, broadloom
- Bathroom - 4pc** ~ Skylight, built-in medicine cabinet  
~ Ceramic tile floor
- Hallway** ~ Large storage closet, double linen closet  
~ Skylight above stairs, broadloom





## **DAVISVILLE COMMUNITY INFORMATION**

### **RECREATION AND PARKS:**

**Davisville Park:** (Davisville & Mount Pleasant) Pre-schoolers enjoy the playground and wading pool, while others utilize the baseball diamond. The park is host to six tennis courts used by the Davisville Tennis Club on evenings and weekends, with house league and tournament schedules.

**Trace Manes Park Community Centre and Library:** The host of the Leaside Tennis Club, a tot's playground and splash pad, a baseball diamond and an outdoor ice rink which is used from late December until the end of February.

**Mt. Pleasant Public Library:** (Mt. Pleasant & Manor Rd.) Children's programs, internet workstations and meeting rooms.

**Maurice Cody Community Centre:** (Cleveland and Belsize) Toddler and pre-school programs, plus dance and ballet classes, badminton, volleyball, basketball and a Seniors get together program.

**Leaside Memorial Community Gardens:** A multi-recreational complex that includes an indoor ice arena, indoor swimming, a curling rink and an auditorium.

**Sandy Bruce Park:** A great park for dog walking.

**Beltline Trail:** The historic Beltline trail, walking and cycling path, is easily accessed from the corner of Mt. Pleasant Rd. and Merton St.

### **HEALTH CARE:**

**Sunnybrook-Women's College Health Science Centre, Lyndhurst Hospital, University of Toronto.**

### **TRANSPORTATION:**

**Public:** 15 minute walk to Subway, local bus service along Bayview Ave. and Davisville Ave. provide direct connections to the Yonge-University-Spadina line.

**By Car:** Motorists have quick and easy access to the Don Valley Parkway via Eglinton Ave or the Bayview Extension, and the 401 via Leslie St., Bayview Ave. or the DVP.

### **LOCAL RESTAURANTS:**

**Enjoy a wide selection of dining options from cafes, and bakeries, to fine dining:** Second Cup, Starbucks, Baskin & Robbins, Hollywood Gellatto, Fukui Sushi, Amaya The Indian Room, Dinner 55, Satay On The Road, Lemongrass, Verdi Trattoria, Trastevere Ristorante, Riz-Pan Asian Cuisine, Positano's and Rahier Patisserie just to name a few!

### **LOCAL SHOPS AND CONVENIENCES**

Stroll along Bayview Avenue and Mt. Pleasant Road to a full array of shops and conveniences like antique shops, clothing boutiques, home furnishing stores, Celestin (fresh bread pastries), Jacaranda Tree, Mables Fables Book Store, Cheeseworth's Cleaners, Min-a-Mart, Mastermind, Steve's Photography, Au Lit Vintage, Pleasant Nails, Le Feuvre's Chocolatier, Premier Kitchen and Bath, Fiorio Hair Studio, Rosedale Kennedy Flowers, Fine Bulk Foods, Shopper's Drug Mart, Whitehouse Meats, Badalis Fruit Market, Loblaws, IGA, Nunzio's Fine Foods and much more!

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

**Take advantage of Winners and Staples** (at Eglinton Ave. E. and Brentcliffe Rd.) Storage Now, Home Depot, Linen N'Things, Best Buy, Sobey's and the LCBO.

**Leaside Centre:** A collection of National retail stores located on the south-east corner of Laird Drive and Eglinton Avenue. Enjoy browsing through Pier 1, Future Shop, Canadian Tire, Pet Smart and The Giant Carpet Store.

### **NEARBY ATTRACTIONS:**

**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 Maurice Cody Public School 416-393-9240  
364 Belsize Drive  
7-8 Hodgson Senior Public School 416-393-0390  
282 Davisville Ave.  
9-12 Northern Secondary School 416-393-0270  
851 Mount Pleasant Road

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

JK-8 St. Monica Catholic School 416-393-5224  
14 Broadway Avenue  
9-12 Marshall McLuhan Catholic Secondary 416-393-5561  
1107 Avenue Road

### **French Immersion Programs**

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

JK-6 John Fisher P.S. 416-393-9325  
40 Erskine Ave.  
JK-8 Northlea Elementary M.S. 416-396-2395  
305 Rumsey Road  
9-12 Leaside High School 416-396-2380  
200 Hanna 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-6 Sunnybrook School - 469 Merton St 416-487-5308  
3-12 Crescent School (Boys) - 2365 Bayview Ave. 416-449-2556  
JK-12 Havergal College (Girls) - 1451 Avenue Rd. 416-483-3519  
1-12 Upper Canada College - 200 Lonsdale Road 416-488-1125

## ADDITIONAL INFORMATION

**Property Taxes:** \$4,470.85 (Annual in 2008)

**Lot Size:** 25 feet x 80 feet

**Parking:** Private driveway with parking for 1 car plus built-in single car garage

**Possession:** 60-90 days or to be arranged

**Heating:** Electric baseboard heating

### **Utility Costs**

**Hydro Costs:** Approx \$175.00/month (2008)

**Note:** Includes both heat and electricity

**Water Costs:** Approx \$61.00/month (2008)

### **Shared Maintenance**

**Agreement:** \$830.00 per year (June 2007 - June 2008)

**Includes:** Full service snow removal of driveway and front walkway & lawn care including Spring and Fall clean-up and weekly lawn cutting

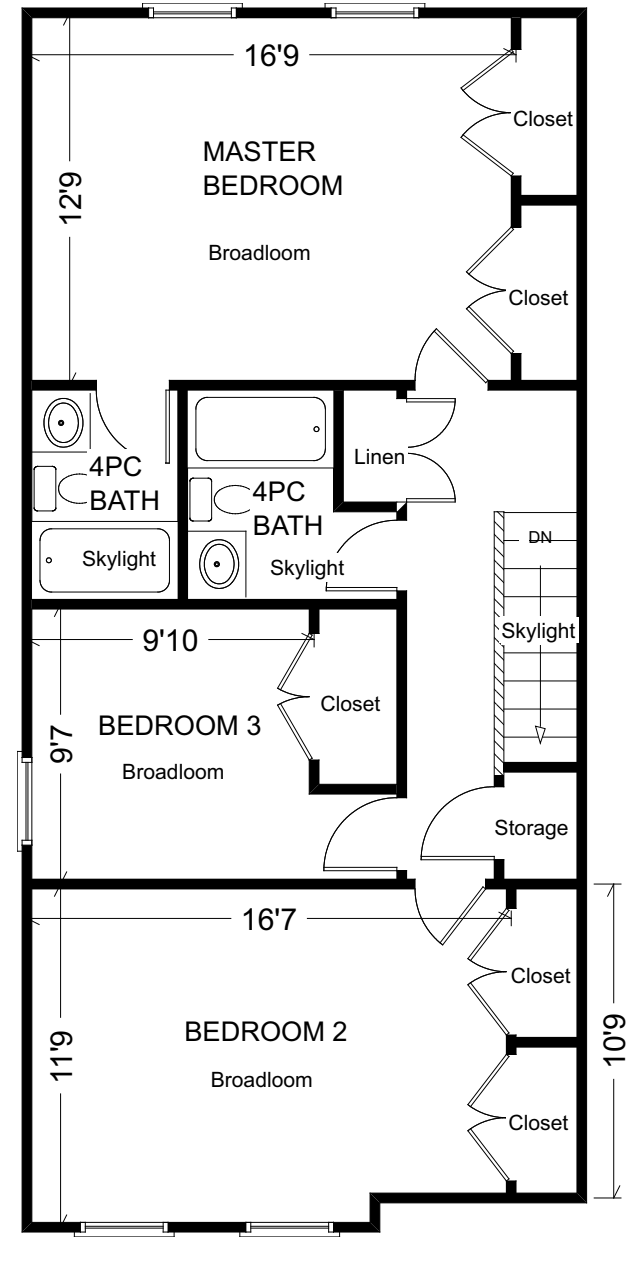
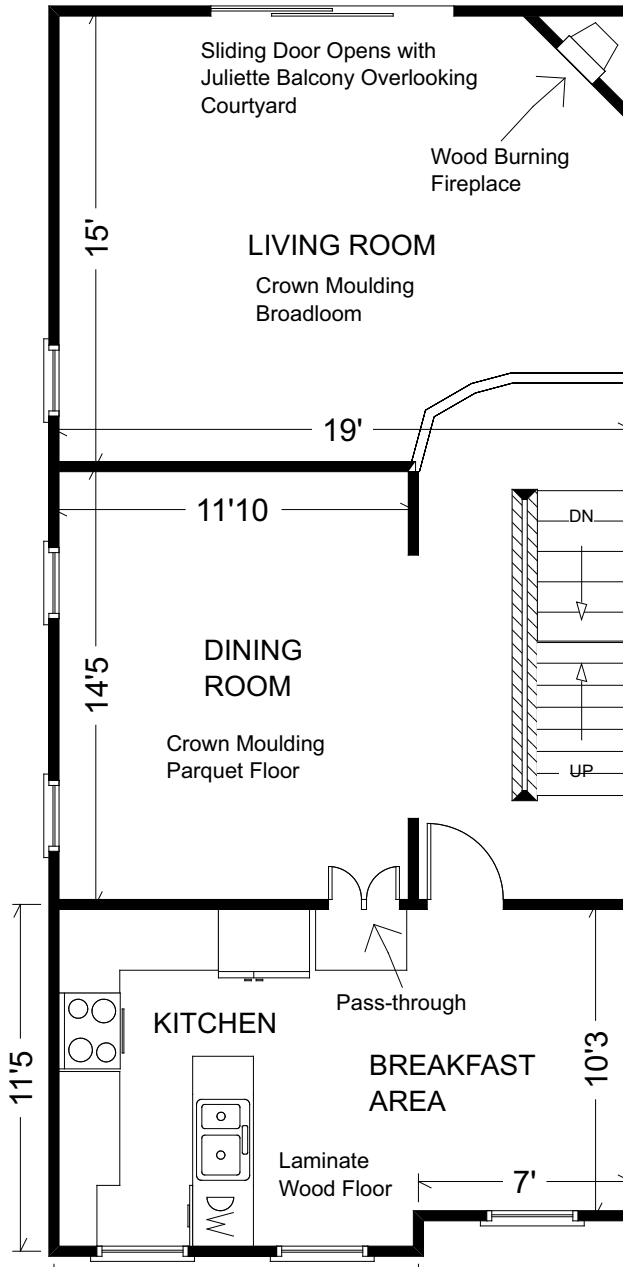
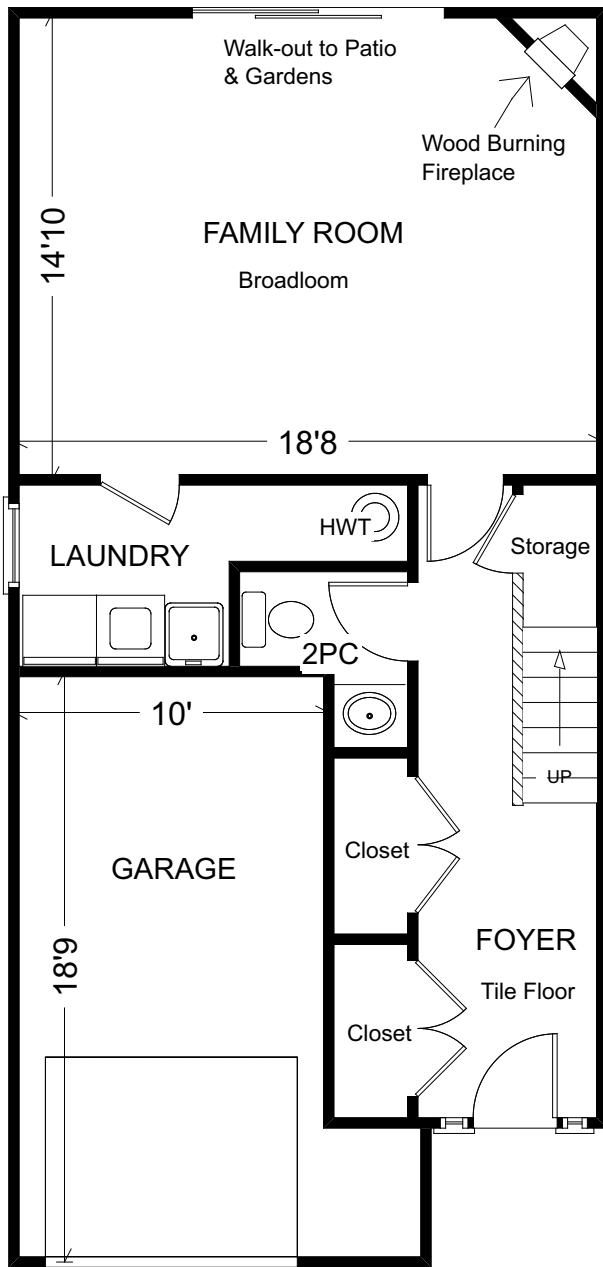
**Inclusions:** Amana refrigerator, Kenmore stove, GE built-in microwave/hood exhaust, Kitchen-Aid dishwasher, Maytag washer, Amana dryer, all built-in shelving and closet organizers, central vacuum and equipment, two built-in air conditioner units (as-is), backyard water fountain, all electric light fixtures and window coverings

**Rental Equipment:** Hot water tank

**A Home Inspection Report dated August 15th, 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**

# 598 Merton Street



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