



598 Merton Street

\$697,500



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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Prudential

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Living Room



Dining Room



Kitchen & Breakfast Area



Kitchen



Family Room



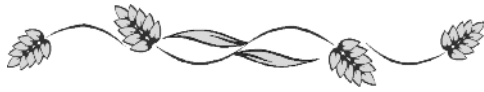
Master Bedroom



Master Ensuite



Family Room



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 Dominion, 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

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

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

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

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

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: 30-180 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

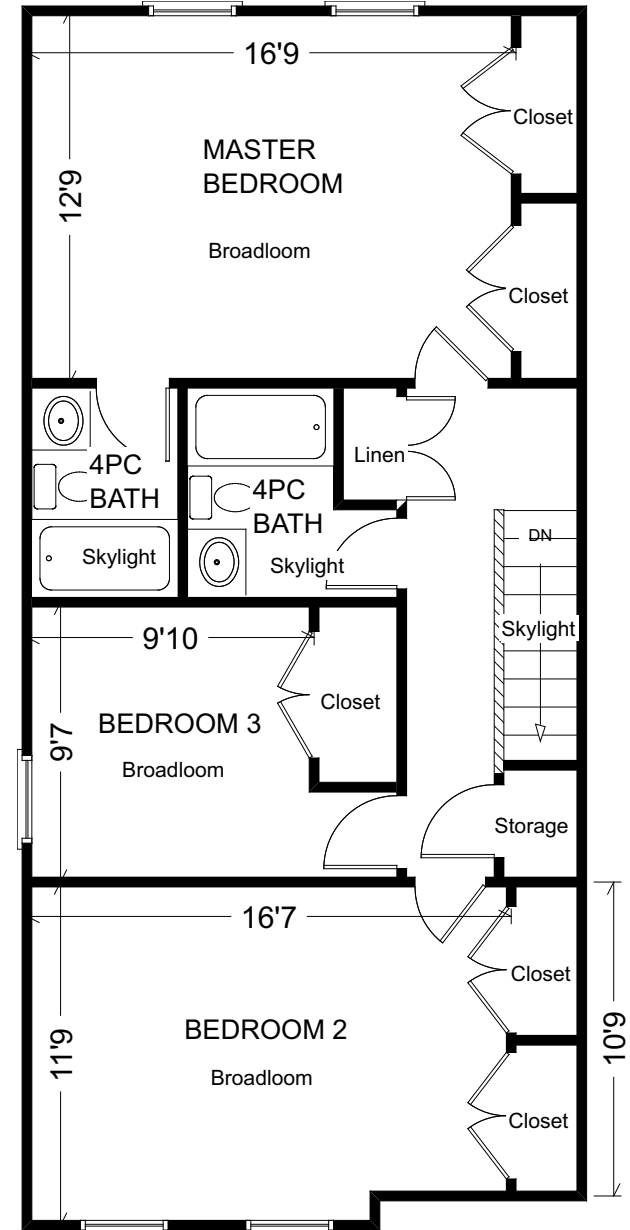
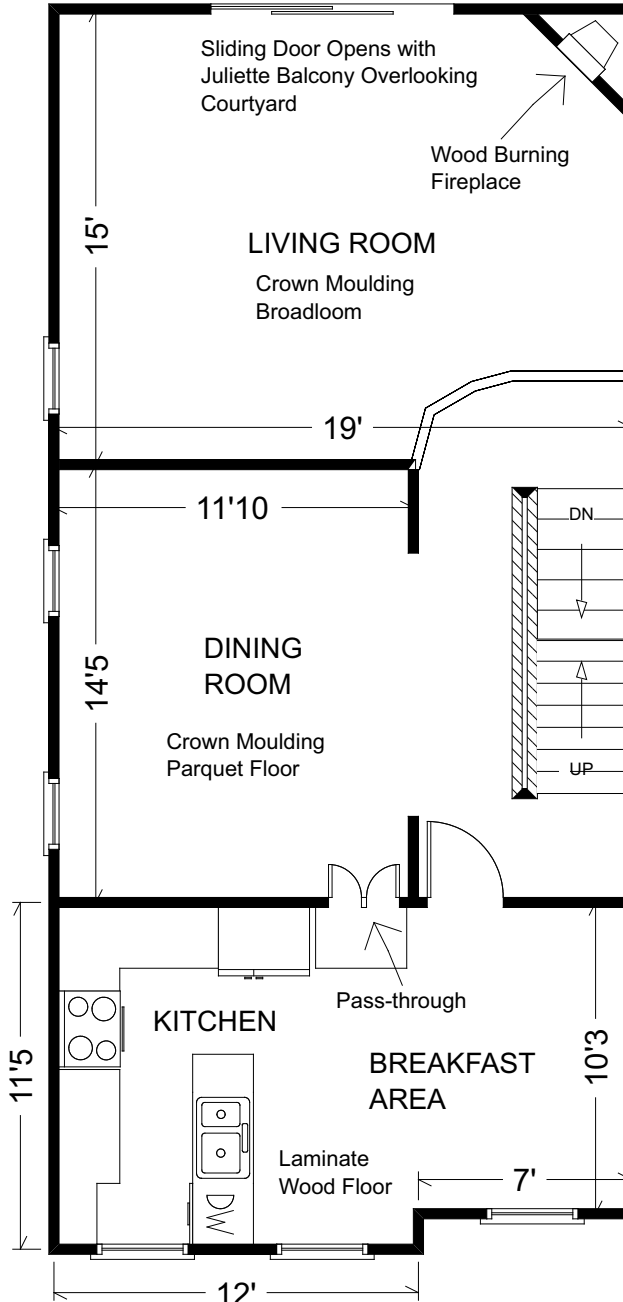
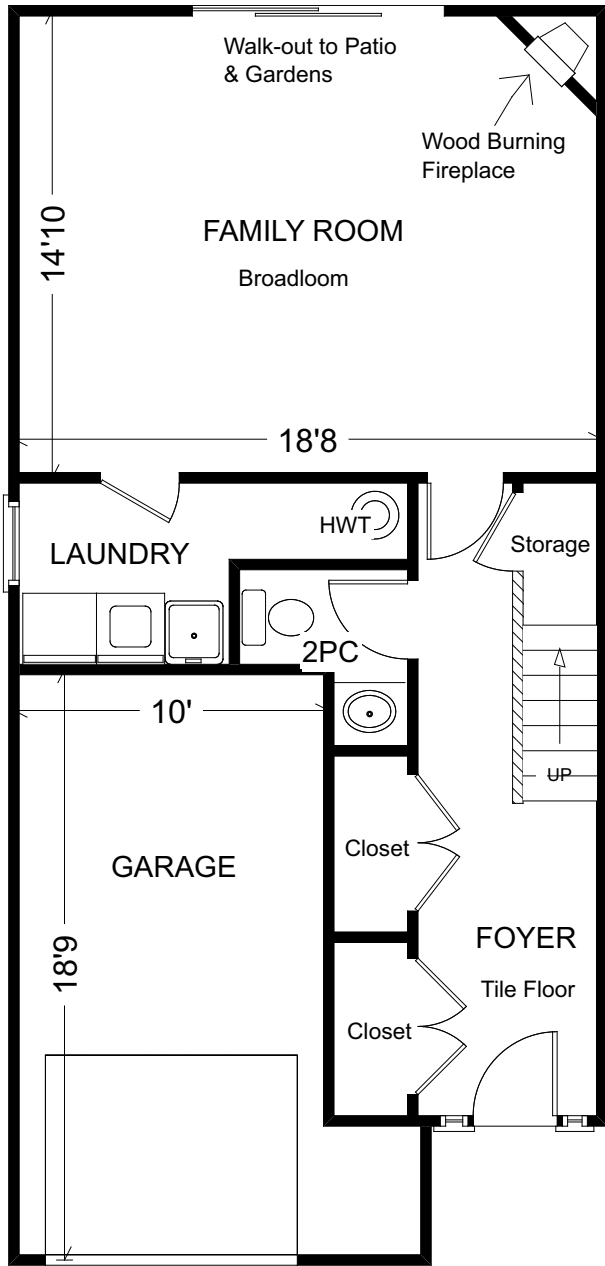
Inclusions:

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.**

598 Merton Street



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