

764 Brimley Road

www.764brimley.com



\$299,600




THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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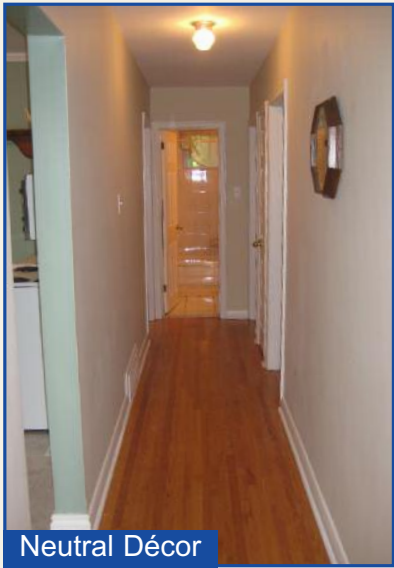
Prudential

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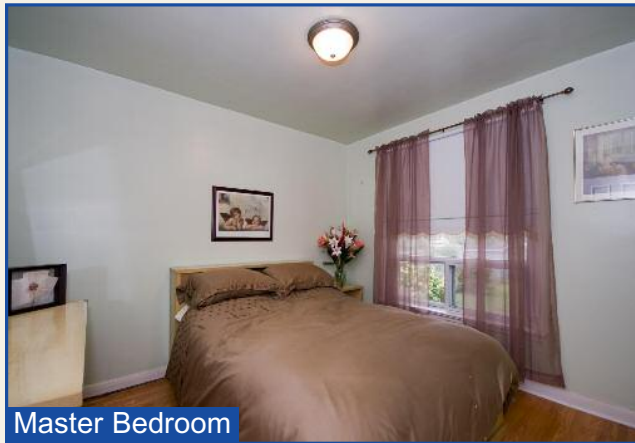
Neutral Décor



Living Room with Gleaming Hardwood Floors



Eat-in Kitchen



Master Bedroom



Bedroom 3



4 Piece Bath



Gas Fireplace



Spacious Recreation Room



4th Bedroom in Basement



WELCOME TO 764 BRIMLEY ROAD

MAIN LEVEL

- Foyer** ~ Closet, ribbed glass interior window
~ Stairs to separate side entry to basement
~ Vinyl floor
- Living Room** ~ Large window
14'6" x 13'6"
~ Crown moulding, hardwood floor
- Kitchen** ~ GE refrigerator, Moffat stove with "eye level"
9'8" x 9'7"
broiler, double stainless steel sink with
window above
~ Crown moulding, vinyl floor
- Breakfast Area** ~ Open to kitchen, family-size
9'7" x 7'9"
~ Large window, crown moulding, vinyl floor
- Master Bedroom** ~ Closet, window overlooks backyard
10'10" x 9'7"
~ Hardwood floor
- Bedroom 2** ~ Closet, window
11' x 10'7"
~ Hardwood floor
- Bedroom 3** ~ Closet, window overlooks backyard
10'8" x 9'
~ Hardwood floor
- Bathroom 4pc** ~ Updated, ceramic tile floor

MAIN LEVEL

- Recreation Room** ~ Corner brick gas fireplace
27'5" x 11'8"
~ Mirrored wall and built-in shelving
~ Above ground windows
~ Panelled walls, broadloom
- Bedroom 4** ~ Double closet with mirrored sliding doors
17' x 12'
~ Above ground window
~ Access to hot water tank
~ Panelled walls, broadloom
- Ensuite Bath 3pc** ~ Large walk-in shower
~ Above ground window, ceramic tile floor
- Laundry/
Storage Room** ~ GE washer, Inglis dryer, double laundry sink
15'9" x 12'
~ Above ground window, storage closet
- Hallway** ~ Storage closet with extra storage space
under staircase
~ Panelled walls, broadloom





COMMUNITY HIGHLIGHTS

SHOPPING AND RESTAURANTS

Neighbourhood Shops: (Midland & Lawrence) Price Chopper, Pizza Pizza, Pharmacy, Rogers, Everything for a Dollar, Mr. Sub, Tim Horton's and medical and dental clinics

Neighbourhood Shops: (Brimley & Eglinton): No Frills, Shopper's Drug Mart, Bank of Montreal, Happy Panda Buffet

Cedarbrae Mall: (Markham & Lawrence) Canadian Tire, Zellers, Toys-R-Us, Loblaws, LCBO, Bally's Fitness and a wide variety of shops and services.

Kennedy Commons: (Kennedy south of 401) Rona Lansing Superstore, Sears Furniture and Appliances, The Brick, Dominion, Chapters, Kitchen Stuff Plus, Pet Smart, Casey's, Mr. Greek and Teriyaki

Scarborough Town Centre: Wide variety of shops and services including The Bay, Sears, Walmart, Loblaw Superstore, Best Buy, Canyon Creek Chophouse, Jack Astor's, Milestones, Moxie's, Boston Pizza

HEALTHCARE

Scarborough General Hospital
Scarborough Grace Hospital

MOVIE THEATRES

Kennedy Commons (AMC)
Scarborough Town Centre Coliseum (Famous Players)

RECREATION AND PARKS

Thomson Memorial Park: (Brimley & Lawrence) This large 55 acre park includes a paved trail, a sports field, tennis courts, a baseball diamond, a wading pool, children's playground and a snack bar. In winter, activities include cross country skiing, skating and tobogganing.

Knob Hill Park: (Brimley and Eglinton) Offers tennis courts, a children's playground, an outdoor swimming pool, and trails for walking .

Birkdale Community Centre: (Brimley & Ellesmere) Offers neighbourhood meeting rooms and a child care centre. The adjacent park contains a paved recreation trail that connects with Thomson Memorial Park.

McCowan Park: Features a children's playground and walking path.

TRANSPORTATION

By Car: Motorists are approximately 5 minutes from the McCowan Road on-ramp to Highway 401.

Public: Local bus service is available on Lawrence and Brimley with connecting routes to the subway at the Lawrence LRT station or the Eglinton GO train station at Eglinton and McCowan.

ATTRACTIONS NEARBY

Metro Toronto Zoo
Scarborough Historical Museum – Thompson Memorial Park



COMMUNITY SCHOOLS

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

JK-6 Hunter's Glen Jr. Public School 416-396-6340
16 Haileybury Dr.

7-8 Charles Gordon Sr. Public School 416-396-6130
25 Marcos Blvd.

9-12 David & Mary Thomson C.I. 416-396-5525
2740 Lawrence Ave. E.

9-12 Bendale Business & Technical Institute 416-396-6695
1555 Midland Ave.

French Immersion

www.tdsb.on.ca

JK-6 Wm. Tredway Jr. Public School 416-396-6660
112 Sedgemount Dr.

7-8 J.S. Woodsworth Sr. Public School 416-396-6370
120 Sedgemount Dr.

9-12 Cedarbrae Collegiate Institute 416-396-4400
550 Markham Rd.

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

JK-8 St. Albert Catholic School 416-393-5335
1125 Midland Ave.

9-12 Jean Vanier 416-393-5554
959 Midland Ave.

Toronto Post Secondary Schools

www.edu.gov.on.ca

Centennial College 416-289-5000
941 Progress Avenue

University of Toronto – Scarborough 416-287-8872
1265 Military Trail

Toronto Private Schools

www.edu.on.ca/eng/general/elemsec/privschr/index.html

ADDITIONAL INFORMATION

Property Taxes: \$2,546.02 (2008)

Lot Size: 40 ft front x 207 ft depth

Legal Description: Part Lot 25, Concession D as in SC193913

Parking: 4 car parking in private driveway

Possession: 30 - 90 days/TBA

Heating/Cooling Systems: Forced Air Gas Furnace (approx 14 yrs old)
Central Air Conditioning (approx 25 yrs old)

Electrical Service: 100 amp with circuit breaker panel

Included: Fridge, stove, washer, dryer
All electric light fixtures
All window coverings
Built-in shelving
Garden shed (as is)

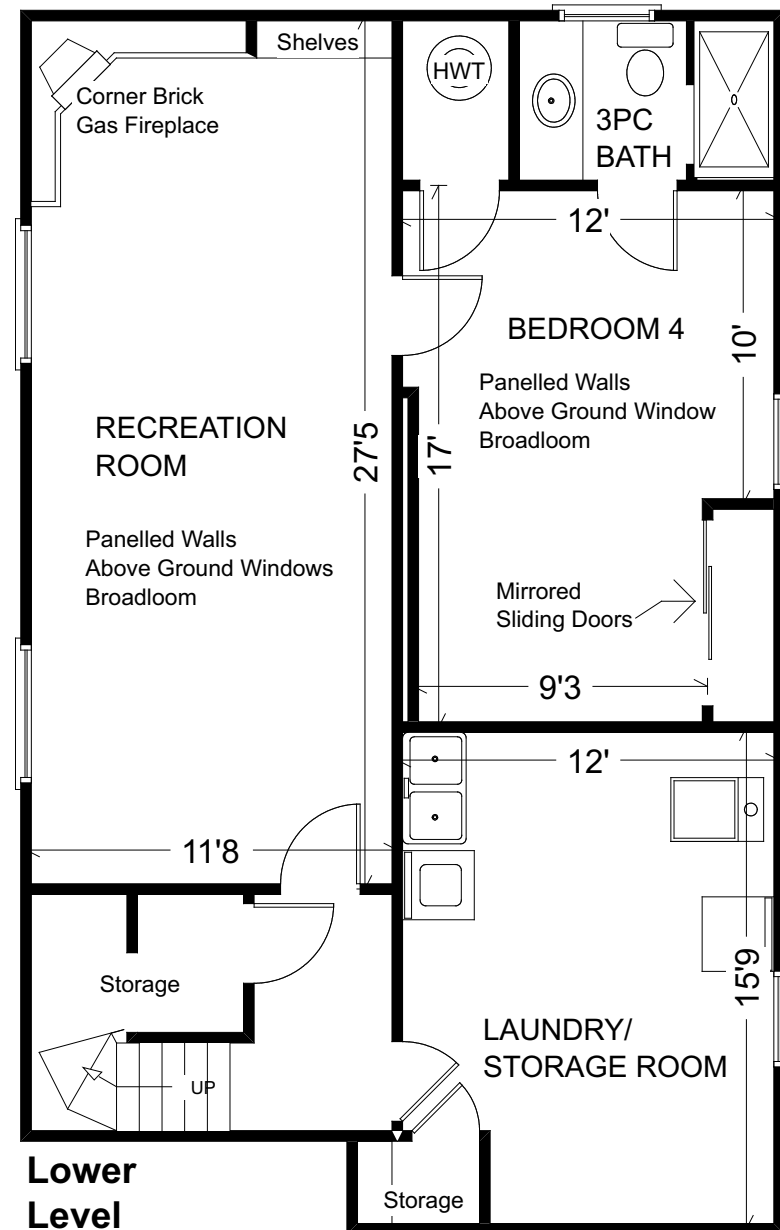
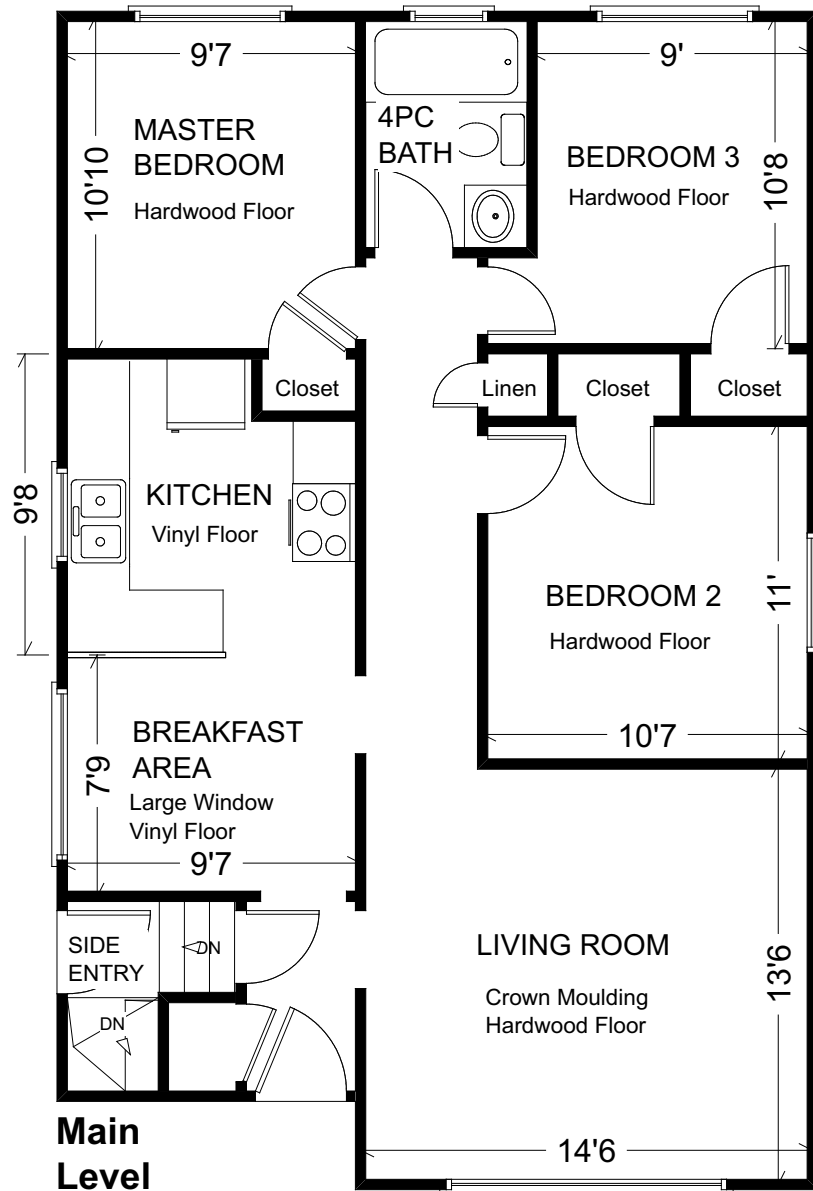
RECENT IMPROVEMENTS

Upgraded main bathroom
Refinished hardwood floors
New roof – 2004

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.

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Measurements may not be 100% accurate.
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