

89 Northdale Boulevard

www.89northdale.com



\$399,000



THE MILLS TEAM
FOR ALL YOUR REAL ESTATE NEEDS

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Prudential

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Living Room



Dining Room



Living Room



Kitchen



Master Bedroom



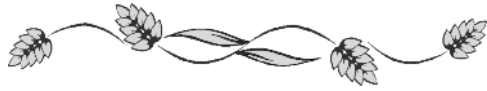
Bedroom 2



4PC Bath



Backyard



WELCOME TO 89 NORTHDALÉ BOULEVARD

Entry ~ Closet, broadloom

Living Room ~ Wood burning brick fireplace
14' x 14'2" ~ Picture window, walk-out to backyard
~ Open to dining room
~ Crown mouldings, broadloom

Dining Room ~ Picture window
9'8" x 7'10" ~ Built-in cabinetry with tinted glass doors
~ Open to living room, walk-through to kitchen
~ Crown mouldings, broadloom

Kitchen ~ GE stove, Inglis refrigerator
10' x 9'8" ~ Stainless steel sink with window above
~ Vinyl floor

**Laundry/
Mud Room** ~ Viking washer, Hot Point dryer
10'5" x 6'6' ~ Access to storage room
~ Walk-out to covered patio
~ Vinyl floor

Master Bedroom ~ Wall-to-wall built-in dressing table
12' x 10' ~ Built-in double closet and cupboards
~ Three windows, ceiling fan/fixture,
~ Broadloom

Bedroom 2 ~ Built-in double closet and cupboards
13'2" x 8'5" ~ Three windows, broadloom

Bathroom 4pc ~ Built-in mirrored medicine cabinet
~ Window, tile floor

Hallway ~ Double linen closet and cupboard
~ Broadloom





PARKVIEW HILL COMMUNITY INFORMATION

LOCAL SHOPS AND CONVENIENCES

O'Connor and St. Clair: Take a stroll to many conveniences such as TD Bank, Shoppers Drug Mart, Scotia Bank, Royal Bank, Grocery and Bargain Convenience Store, Parkview Hill Wellness Centre, Kids World, Janeway's Shop, Hair Salon, Cleaners, Pharmacy and Dental Offices.

Eglinton Town Centre: (Warden & Eglinton) Walmart Supercentre, Bank of Montreal, Smart Set, Mark's Work Warehouse, La Senza, Rogers Wireless, Cineplex and many more shops and services.

The Great Canadian Superstore: (Don Mills and Eglinton) Part of the Loblaws family, this new mecca superstore offers groceries, meals to go, household goods, a pharmacy and much more for one stop shopping convenience for busy families.

Eglinton Square Shopping Centre: Conveniently located on the south-east corner of Victoria Park and Eglinton, this suburban shopping centre offers The Bay, Dominion, TD Canada Trust, Payless Shoes, LCBO, Public Library, Shoppers Drug Mart (with postal outlet) and many more shops and services.

LOCAL RESTAURANTS

Within walking distance you will find, JB's Backyard Patio, Pizza Pizza and Harvey's.

HEALTHCARE

Toronto East General Hospital

ATTRACTIONS NEARBY

Ontario Science Centre, Toronto Botanical Gardens, Wilket Creek Park



RECREATION AND PARKS

Charles Sauriol Conservation Area: Enjoy the natural beauty of this conservation area found on the eastern edge of the Don River Valley.

Taylor Creek Park: (O'Connor & Woodbine) This woodland and wetland valley is perfect for walking, jogging, cycling and exploring. The 10 kilometer walking trail stretches from Warden Ave to Edward Gardens.

Stan Waldow Park and Complex: (Cosburn & Woodbine) Features five baseball diamonds and a batting cage, two outdoor swimming pools, a handball wall, and picnic areas. It also serves as an access point to Taylor Creek Park.

Victoria Village Arena: (Bermondsey & Eglinton) Located nearby on Bermondsey Rd, this local arena offers children's hockey league programs, instructional skating and family pleasure skating.

East York Memorial Arena: (Cosburn & Woodbine) Provides recreational and league hockey programs as well as public skating.

Dentonia Park Golf Course: (Victoria Pk and Danforth) A challenging eighteen hole public course with a moderately difficult rating.

TRANSPORTATION

By Car: Just minutes away from the Don Valley Parkway on-ramp at Don Mills Rd. and O'Connor Dr. for quick access to the downtown core.

Public: Local bus service along St. Clair Ave. E. and O'Connor Dr. provides connecting routes to stations on the Yonge-Bloor- University-Spadina subway line. Located less than 5 minutes away is the Danforth GO train station at Danforth and Main St.



COMMUNITY SCHOOLS

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

JK-5 Presteign Heights Elementary School 416-396-2430
2570 St. Clair Ave. E.
6-8 Gordon A. Brown Middle School 416-396-2440
2800 St. Clair Ave. E.
9-12 East York Collegiate Institute 416-396-2355
650 Cosburn Ave
9-12 Danforth Collegiate & Technical Institute 416-393-0620
800 Greenwood Ave.

French Immersion

www.tdsb.on.ca

SK-6 R.H. McGregor 416-396-2390
555 Mortimer Ave.
7-8 Cosburn M. S. 416-396-2335
520 Cosburn Ave.
9-12 Leaside High School 416-396-2380
200 Hanna Road

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

JK-8 Precious Blood Catholic School 416-393-5242
1035 Pharmacy Ave.
9-12 St. Patrick Catholic Secondary School 416-393-5546
49 Felstead Ave.

Toronto Post Secondary Schools

www.sbinfo.edu.gov.on.ca

George Brown College, St. James Campus, 200 King St. E. 416-415-2000
Ryerson University, 350 Victoria St. 416-979-5000
University of Toronto, 27 Kings College Circle 416-978-2011
York University, Glendon Campus, 2275 Bayview Ave. 416-487-6710

Toronto Private Schools

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

ADDITIONAL INFORMATION

Property Taxes: \$3,245.96 in 2008

Lot Size: 31.88 feet x 191.86 feet
Pie shaped lot widens to 108.85 feet at rear
and 207.74 feet on east side

Parking: Private driveway with parking for 2 cars
plus detached single car garage
(Great potential for workshop)

Possession: 30-60 days or to be arranged

Heating: Forced air electric furnace supplies heat to
living room, dining room, kitchen and laundry.
Bedrooms and bathroom are heated with
electric baseboards.
The ductless air conditioning system cools
the whole house.

Utility Costs

Hydro Costs: Approx. \$157/month (2007-2008)

Water Costs: Approx. \$35/month (2007-2008)

Inclusions: Refrigerator, stove, washer, dryer, freezer
all built-in shelving, built-in ductless air
conditioner unit, all electric light fixtures
and window coverings

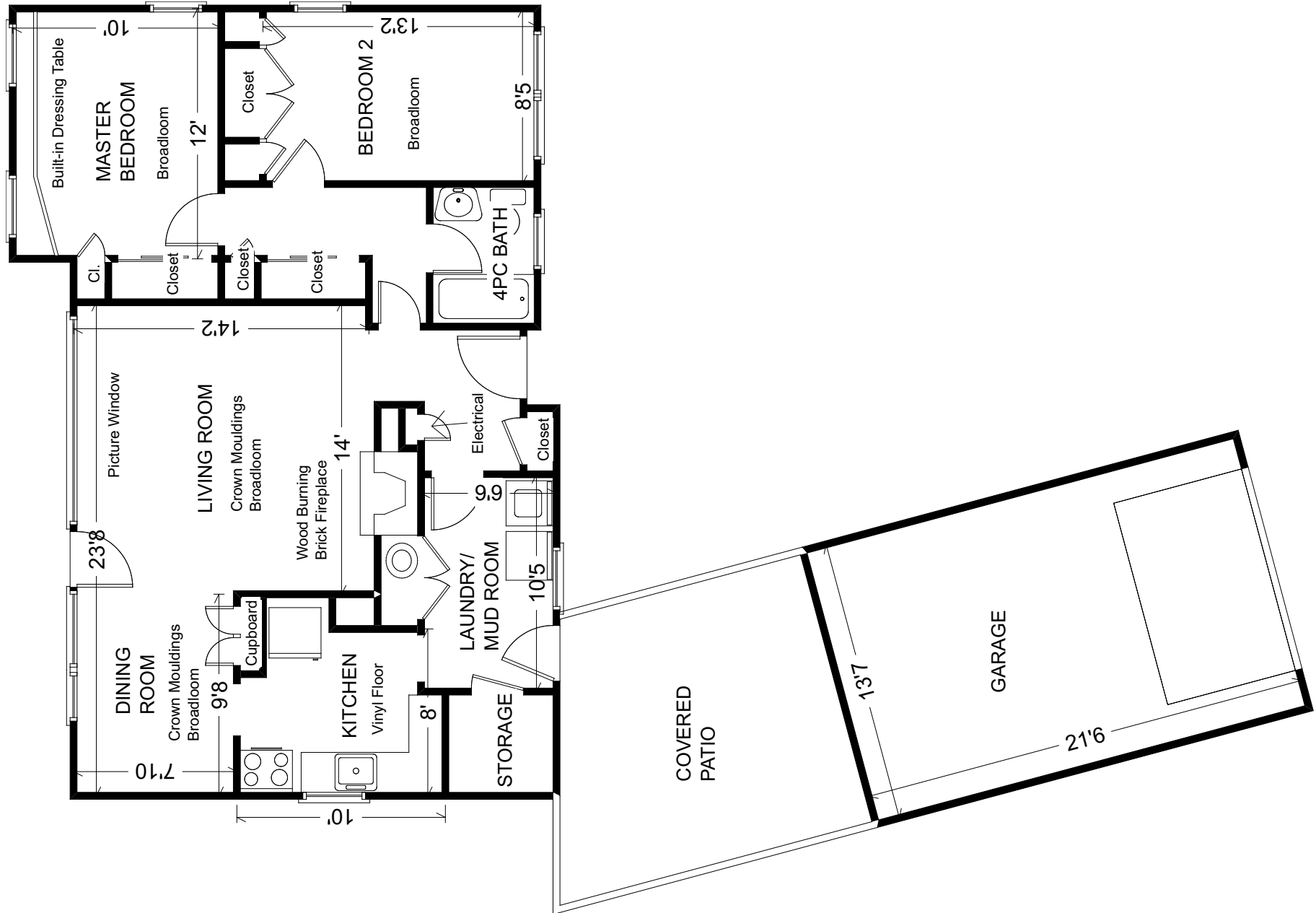
Rental Equipment: Hot water tank

**A Home Inspection Report dated August 21st, 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.

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