



**RANDY YETMAN**, FRI, MVA, Broker & Appraiser, *since 1975*  
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9  
off. **416-769-1616** cell. **416-460-9236**  
[randy@randyyetman.com](mailto:randy@randyyetman.com) [www.RandyYetman.com](http://www.RandyYetman.com)



proudly presents;  
**19 ELMA STREET, "Mimico"**  
Offered at \$1,195,000.



**RENOVATED - OPEN CONCEPT HOME!**  
**Great home for Entertaining!**  
**IDEAL FOR EMPTY NESTER and YOUNG PROFESSIONAL!**

- Beautifully Renovated (a few years ago)
- Custom cabinetry & built-ins throughout.
- Luxurious Loft-type Master Bedroom retreat with sitting room & spa-like ensuite!
- Lower level guest bedroom + bathroom.
- **EXTRA WIDE DRIVEWAY**
- Landscaped gardens, front & back
- Desirable MIMICO location.



Errors and Omissions excluded.



**19 Elma St** **List: \$1,195,000 For: Sale**  
**Toronto Ontario M8V1X9**  
 Toronto W06 Mimico Toronto 118-8-U  
**Taxes: \$4,320.47 / 2016**  
 Pcl 237-1, Sec M76; Pt Lots 237 + 238 Of Plan M76

Detached **Front On: S** **Rms: 5 + 3**  
 2-Storey **Acres:** **Bedrooms: 2**  
**Lot: 30 x 125 Feet** **Washrooms: 2**  
**Irreg:** **1x5x2nd, 1x3xLower**  
**Dir/Cross St: Royal York & Lake Shore**

**MLS#: W3687401**

**Possession: 60-90 Days Tba**

**PIN#: 076070033**

**ARN#: 191905165003300**

<b>Kitchens:</b> 1	<b>Exterior:</b> Stone / Stucco/Plaster	<b>Zoning:</b> Res
<b>Fam Rm:</b> Y	<b>Drive:</b> Mutual	<b>Cable TV:</b>
<b>Basement:</b> Finished / Sep Entrance	<b>Garage:</b> Detached / 1.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Park Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>UFFI:</b>	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Pool:</b> None	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Energy Cert:</b>	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Cert Level:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>GreenPIS:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>Prop Feat:</b> Park, Place Of Worship,	<b>Farm/Agr:</b>
<b>Elevator/Lift:</b>	Public Transit, School	<b>Waterfront:</b>
<b>Laundry Lev:</b> Lower		<b>Retirement:</b>
<b>Phys Hdcp-Eqp:</b>		<b>Oth Struct:</b> Greenhouse

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.75	x 5.20	Gas Fireplace Hardwood Floor Open Concept
2	Kitchen	Main	6.05	x 3.40	Open Concept Combined W/Dining Corian Counter
3	Dining	Main	6.50	x 3.40	Combined W/Kitchen Hardwood Floor Pot Lights
4	Family	Main	5.22	x 3.25	Skylight Open Concept W/O To Deck
5	Master	2nd	6.15	x 4.05	Skylight Hardwood Floor 5 Pc Ensuite
6	Sitting	2nd	3.60	x 3.07	Combined W/Master B/I Bookcase Open Concept
7	Office	Lower	5.50	x 2.70	B/I Bookcase Broadloom
8	2nd Br	Lower	5.10	x 4.50	Irregular Rm Closet B/I Bookcase
9	Laundry	Lower	4.96	x 3.79	Unfinished

**Client Remks:** Beautifully, Recently Renovated Home, Conveniently Located 20 Min From Downtown Toronto & 20 Min To Airport. Fully Landscaped Front Yard & Large Deck Overlooking Mature Back Garden. Open Concept Main Floor Is Ideal For Entertaining. Second Floor Loft-Type Bedroom Has Large Luxurious Bathroom. Lower Level Spacious Guest Bdrm & Newly Renovated Bathroom. Quality Custom Cabinetry & Built-Ins Throughout! Tastefully Designed Home Is Ideal For Empty Nesters!

**Extras:** Fridge, Jennair Gas Stove, Meile Dw, Microwave, Maytag Washer & Dryer, Gas Furnace, Central Air, Gas Hwt(O), 4 Bose Cube Speakers & Tv W/ Custom Stereo (Main Floor), Custom Cabinetry & Built-Ins, Motorized Velux Skylights, Ridley Windows.

**Brkage Remks:** Offers Welcome Anytime! Attached Schedule "B" & Copy Of Deposit Cheque (C/C Or B/D) To All Offers. Register Offers Via Form 801 By Email To Randy@Randyetman.Com Please Allow 24 Hour Irrevocable, As Seller Out Of Town.

## 20 MINUTES TO DOWNTOWN. 20 MINUTES TO AIRPORT. SHORT BUS RIDE TO MIMICO "GO" STATION!

ALL NEW (renovated + rebuilt a few years ago), this beautiful Open Concept Mimico home is ideal for the young professional OR empty nester who enjoys life & loves to entertain!

This home is filled with custom features, cabinetry & built-ins that were carefully designed and finished with the finest materials & workmanship available.

## 19 Elma Avenue, "MIMICO"



RENOVATED KITCHEN includes custom maple cabinetry, high end appliances and extra large two-level corion island-bar. Great for entertaining!



South facing, Open Concept great room includes natural sunlight from 2 sky-lights & four panel sliding doors that walk-out to large deck!



Open concept living room include gas fireplace, hardwood flooring, pot lights & flat-panel TV with custom stereo stand (4 Bose cube speakers + components are included).



SPA-LIKE Master Bedroom retreat includes custom closet cabinetry, built-ins and book case, vaulted ceiling, remote control VELUX skylights, separate sitting room and 5pc bathroom with wall-mount toilet, jetted air tub & glass door shower with rain head.

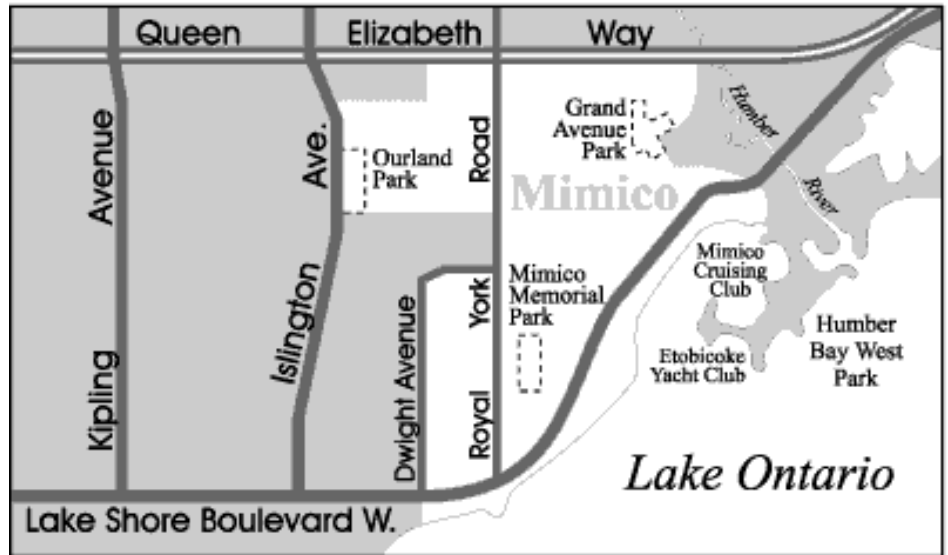


Lower level 2nd bedroom includes separate sitting area, closet, above-grade window and wall-wall custom cabinet bookcase.



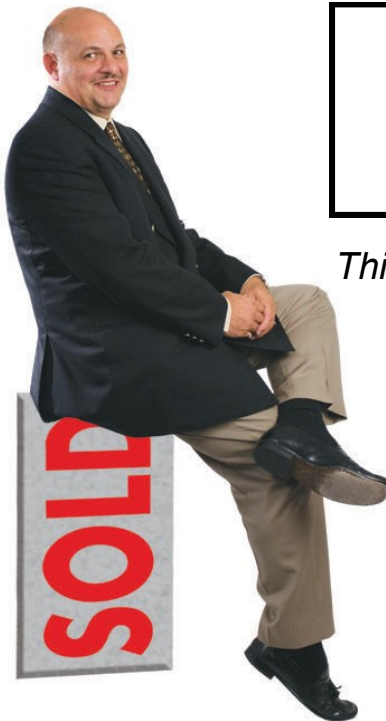
Party sized deck overlooks professionally landscaped yard with garden lighting. Also included is an oversized 1 car garage.

Welcome to  
**Mimico**



Mimico is the gateway to Toronto's west-end waterfront neighbourhoods. This established community is well known for its scenic lakefront parks and excellent recreational facilities. Mimico is within a short commute of downtown Toronto and features its own Go Transit train station located on Royal York Road.

Mimico residents come out in droves to show their community spirit at a number of local events including the annual "Lakeshore Community Festival" and the Etobicoke-Lakeshore Christmas Parade. There is also an annual "Mimico Festival" held every August in Amos Waites Park. This event is always followed by a kite flying contest held the next day at Humber Bay Park.



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*Thinking of moving? - Call Randy today, and start packing!*

- Full time Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 1% of TREB's 44,000 Realtors.
- "Top Ten" Realtor RE/MAX West (High Park), past 10 years.
- Islington Rangers Soccer team sponsor, since 2007.
- Queensway Canadian Hockey, team sponsor.
- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children's Miracle Network



**Children's  
Miracle Network  
Hospitals**

