



**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 LORMAR DRIVE "Etonville"**  
Offered at \$885,000.



## **LOVELY 3 BEDROOM BUNGALOW**

**Quick access to Hwy's 427, 401 and QEW**

- **Desirable Etonville neighbourhood!!!**
- **GREAT BONES!**
- **Opportunity to update to own tastes!**
- **MAIN FLOOR FAMILY ROOM addition.**
- **Steps to park & Bloorlea school**
- **Finished basement**
- **Attached 1 car garage**



Errors and Omissions excluded.



**19 Lormar Dr**  
**Toronto Ontario M9B4V7**  
 Toronto W08 Islington-City Centre West Toronto 113-5-P  
**Taxes: \$4,093.44 / 2016**  
 Lot 6 Of Plan 2420

List: \$885,000 For: Sale

Detached **Front On: E** **Rms: 7 + 3**  
 Bungalow **Bedrooms: 3**  
**Lot: 50 x 109 Feet** **Washrooms: 1**  
**Irreg: Fenced Yard** **1x4xMain**  
**Dir/Cross St: Bloor - Shaver**

**MLS#: W3744769**  
**Open House: 3/31/2017** **From: 11:00** **To: 12:00**  
**Holdover: 90** **Possession: 30 Days - Tba**  
**PIN#: 075530194** **ARN#: 19190320000800**

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:**  
**Apx Age:**  
**Apx Sqft:** 1100-1500  
**Assessment:** 772000 / 2016  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcp-Eqp:**

**Exterior:** Brick  
**Drive:** Private  
**Garage:** Attached / 1.0  
**Park Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**

**Zoning:** Res  
**Cable TV:**  
**Hydro:**  
**Gas:**  
**Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**  
**Oth Struct:**

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	5.35	x 3.80	Picture Window Hardwood Floor Combined W/Dining
2	Dining	Main	5.35	x 3.80	Combined W/Living Hardwood Floor
3	Kitchen	Main	4.90	x 3.10	Family Size Kitchen Eat-In Kitchen
4	Family	Main	5.80	x 3.30	Sliding Doors W/O To Yard
5	Master	Main	3.70	x 3.10	Double Closet Hardwood Floor O/Looks Backyard
6	2nd Br	Main	3.10	x 2.85	Closet Hardwood Floor
7	3rd Br	Main	2.90	x 2.60	Closet Hardwood Floor
8	Rec	Bsmt	6.25	x 3.85	Parquet Floor B/I Bookcase Above Grade Window
9	Games	Bsmt	6.00	x 4.25	Broadloom Panelled
10	Laundry	Bsmt			Unfinished Above Grade Window

**Client Remks:** Desirable Bloorlea Location, Steps To School And Cloverdale Mall. Quick Access To Hwy's 427, 401 + Qew. Lots Of New Luxury Homes In Neighbourhood. This Lovely Bungalow Awaits Your Personal Touch!  
**Extras:** Gas Furnace, Central Air, 100 Amp Serv. W/Breakers, Navien Tankless Water Heater (Rental)  
**Brkage Remks:** Attach Schedule "B" And Deposit (C/C Or B/D) To Offers. Offers Date Tuesday, April 4th. Please Register Form 801 Via Email (Randy@Randyetman.Com) By 5Pm. Presentation 7 Pm At The House.  
**Mortgage Comments:** Treat As Clear..... Per Seller



## 19 Lormar Drive "Etonville"



SUNFILLED living room includes hardwood flooring.



Dining room—Living room combination



OVERSIZED eat-in kitchen includes separate dining area.



4 piece bathroom, on main floor

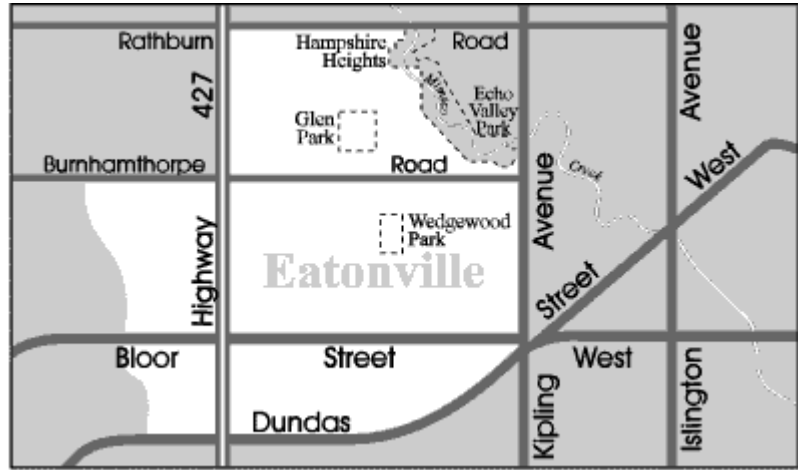


MAIN FLOOR family room addition includes sky-light and sliding door walk-out to yard.



LARGE lower level recreation room includes parquet hardwood floors & above-grade windows.

Welcome to  
**Eatonville**



Eatonville is a family oriented neighbourhood that is home to people of a wide mix of incomes and cultural backgrounds. Residents of this neighbourhood still refer to their home as being in Etobicoke which is not surprising as the former Etobicoke City Hall and City Centre are located within Eatonville's boundaries on the West Mall, south of Burnhamthorpe Road. The only two references to the pre- subdivision Eatonville are the Eatonville Public School on Rosscorn Drive and the Eatonville Public Library located at 430 Burnhamthorpe Road.



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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**

