



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 www.RandyYetman.com



proudly presents;
2567 LAKE SHORE BLVD. W., "Mimico"
Offered at \$928,000.



RENOVATED - OPEN CONCEPT HOME! STEPS TO LAKE!

- **OPEN CONCEPT, CENTRE HALL PLAN**
- **3 BEDROOMS—3 BATHROOMS**
- **CUSTOM KITCHEN with Quartzite Counter + Island & Built-in stainless steel appliances.**
- **MAIN FLOOR FAMILY ROOM**
- **Private Drive (2 car) + detached garage.**
- **Miles Road Parkette at end of street!**
- **24HR TTC (streetcar) at your doorstep!**



Errors and Omissions excluded.



2567 Lake Shore Blvd W
Toronto Ontario M8V1E5
 Toronto W06 Mimico Toronto 119-9-U
Taxes: \$3,577.46 / 2016
 Lot 20 Of Plan 1705

List: \$928,000 For: Sale

Detached
 2-Storey
 Lot: 40 x 100 Feet
 Irreg: Driveway On Miles Road.
 Steps To Lake
 Dir/Cross St: Royal York & Lake

Front On: S
 Acre:

Rms: 8 + 3
 Bedrooms: 3
 Washrooms: 3
 1x4x2nd, 1x2xMain, 1x2xBsmt

MLS#: W3725686

Open House: 3/10/2017

Possession: April 21, Tba

PIN#: 076260090

ARN#: 191905160102100

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning: Res
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Unfinished	Garage: Detached / 1.0	Hydro:
Fireplace/Stv: N	Park Spcs: 2	Gas:
Heat: Forced Air / Oil	UFFI:	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac: N	Energy Cert:	Water Supply:
Apx Age:	Cert Level:	Sewer: Sewers
Apx Sqft: 1500-2000	GreenPIS:	Spec Desig: Unknown
Assessment: 809000 / 2016	Prop Feat: Fenced Yard, Lake/Pond, Level, Park, Public Transit	Farm/Agr:
Elevator/Lift:		Waterfront:
Laundry Lev: Lower		Retirement:
Phys Hdcp-Eqp:		Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Ground	2.92	x 1.86	Broadloom 2 Pc Bath
2	Living	Ground	4.65	x 3.27	Closed Fireplace Hardwood Floor Pot Lights
3	Dining	Ground	7.00	x 3.32	Combined W/Kitchen Open Concept Hardwood Floor
4	Kitchen	Ground	7.00	x 3.32	Renovated B/I Appliances Breakfast Bar
5	Family	Ground	6.12	x 2.60	Hardwood Floor Picture Window O/Looks Backyard
6	Foyer	Ground	2.43	x 2.15	Tile Floor O/Looks Backyard
7	Workshop	Bsmt			Unfinished 2 Pc Bath
8	Laundry	Bsmt			Unfinished
9	Other	Bsmt			Unfinished

Client Remks: Steps To Lake (End Of Miles Rd) Renovated, Open Concept Centre Hall Plan. New Designer Kitchen With Quartzite Counter + Centre Island, B/I Stainless Steel Appliances. Main Floor Power Room, Main Floor Family Rm Overlooks Fenced Yard. New 3/4 Hardwood Floors, New Luxurious 4Pc Bathrm W/Heated Flrs, Soaker Tub & Sep. Shower W/ Rain Head + Hand Held.

Extras: Fridge (Ice/Water), Dw, Induction Stove Top, Wall Oven, Hood Fan, Washer + Dryer, Oil Furnace (00), Oil Tank (05), C/Air, Ehwt(O), Rewired (200Amp W/Brkr), Replumbed (Copper/Abs), 3/4 Supply, Newer Waste Lines, Shingles (09), Gdo, Elf,

Brkage Remks: Attach Schedule B & Deposit (B/D, C/C) To All Offers. Offers Tuesday 7Pm, March 14th. Please Register (Form 801) By 5Pm Via Email To Randy@Randyetman.Com. No Inspection Or Survey Available.

Mortgage Comments: Treat As Clear..... Per Seller



2567 Lake Shore Blvd. West, "MIMICO"



CUSTOM KITCHEN includes white cabinetry, induction stove-top, wall oven, microwave, hood fan, fridge (water/ice) & quartzite counter + island, breakfast bar!



OPEN CONCEPT (main floor) includes spacious Dining room. POT LIGHTS & 3/4" Hardwood Flooring through main + 2nd floors.



EXTRA LARGE Living room includes pot lights, hardwood flooring + fireplace (closed)



MAIN FLOOR FAMILY ROOM includes hardwood flooring + picture window that overlooks fenced yard.

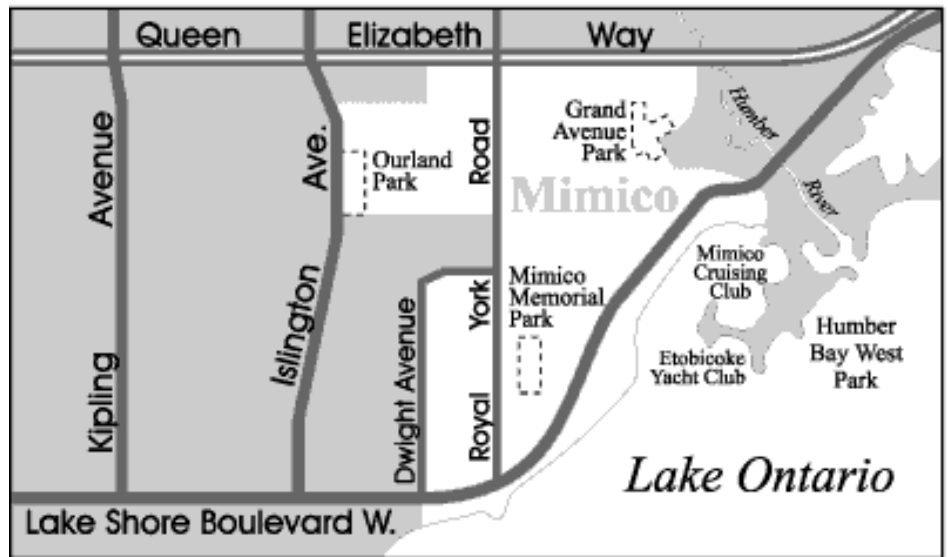


LUXURY BATHROOM includes heated floors, oversized tub, separate shower with rain head + handheld. Also includes seasonal Lake Views from the window.



Separate mudroom entrance walks out to new wood deck, fenced yard + PRIVATE DRIVEWAY (2 cars) and detached garage w/Opener.

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**

