



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;
30 Beaucourt Road, "SUNNYLEA"
Offered at \$979,000.



"SUNNYLEA" RAVINE


Large 51x147' property on Quiet Cul-De-Sac on Mimico Creek!

- **2 + 1 Bedrooms**
- **3 bathrooms**
- **2 wood burning fireplaces**
- **Walk-out basement**
- **7 Appliances included**
- **RENOVATED HOME!**
- **Walk to Bloor St. shops & TTC.**
- **Over 1600 sq ft + basement.**

Using a
SmartPhone with
a QR Code scan-
ning application,
scan my code. It
will link you to my
mobile friendly
website for this
property.



Errors and Omissions excluded.

	30 Beaucourt Rd Toronto Ontario M8Y3G2 Toronto W07 Stonegate-Queensway Toronto 119-9-R Taxes: \$4,671.34 / 2016 SPIS: N Last Status: New Part Lot 7 Of Plan 3772, Part 15+17, 64R9977 DOM: 1	List: \$979,000 For: Sale
	Detached Front On: W Rms: 6 + 3 2-Storey Acre: Bedrooms: 3 Lot: 51.17 x 147.2 Feet Washrooms: 3 Irreg: Ravine - Backs Onto Mimico Creek 1x4x2nd, 1x2xMain, 1x3xBsmt Dir/Cross St: Princed Edward & Berry Rd	

MLS#: W3539430 **Sellers:** Beverlee Solby **Contact After Exp:** N
Open House: 7/01/2016 **From:** 11:00 **To:** 12:00
Holdover: 30 **Possession:** 90 Days, Tba **Occup:** Owner
PIN#: 075060265 **ARN#:** 191901767002800

Kitchens: 1 Fam Rm: Y Basement: Finished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: 679000 / 2012 Elevator/Lift: Laundry Lev: Lower Phys Hdcp-Eqp:	Exterior: Brick / Stucco/Plaster Drive: Private Garage: Attached / 1.0 Park Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Lake/Pond/River, Park, Public Transit, Ravine, River/Stream	Zoning: Residential 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	Foyer	Main	1.60	x 1.60	W/I Closet	2 Pc Bath	W/O To Porch
2	Den	Main	3.80	x 3.45	Open Concept	Vaulted Ceiling	
3	Living	Main	5.30	x 3.40	Picture Window	Fireplace	O/Looks Ravine
4	Dining	Main	3.40	x 3.25	Picture Window	Broadloom	O/Looks Backyard
5	Kitchen	Main	3.70	x 2.33	Renovated	Granite Counter	B/I Appliances
6	Breakfast	Main	3.10	x 1.75	W/O To Deck	Eat-In Kitchen	
7	Master	2nd	5.70	x 3.50	His/Hers Closets		
8	Other	2nd	4.70	x 2.30	Sunken Room	W/O To Deck	O/Looks Ravine
9	2nd Br	2nd	5.10	x 2.50	Closet	Broadloom	
10	Family	Bsmt	5.80	x 3.20	W/O To Yard	Picture Window	Fireplace
11	3rd Br	Bsmt	4.70	x 2.70	O/Looks Backyard	Broadloom	3 Pc Bath
12	Laundry	Bsmt	3.80	x 1.70	Pantry	Partly Finished	

Client Remks: Sunnylea Ravine! Large 51' X 147' Property, On A Quiet Cul-De-Sac Backs Onto Mimico Creek! This Pretty Cape Cod 2 Storey Home Was All Renovated Several Years Ago & Includes Finished Walk-Out Basement. It's Clean, Well Cared For And Ready To Move In! Desirable Sunnylea Neighbourhood, 1 Bus To Subway. Walk To Bloor Street Bistros, Restaurants & Designer Shops!

Extras: Existing Fridge, Wall Oven, Stove-Top, Miele Dishwasher, Microwave/Exh Fan, Disposer, Washer & Dryer, Gas Furnace, Central Air, Ghwt(R), Wcwrsg, Elf's, Garage Dr Opnr, Custom Maple Kitchen Cabinetry With Inlaid Maple Burl Centres!

Brkage Remks: Attach Schedule B & Deposit Cheque (Cc/Bd) To All Offers. Please Register Offer Via Form 801. Submit Offer To L/A Via Email To Randy@Randyetman.Com. Offers Welcome 7 Pm July 6th. Please Register By 5Pm.

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

- **This pretty, often admired Cape Cod style home was fully renovated several years ago. It's clean, well cared for and ready to move in.**
- **Enjoy a private peaceful paradise in your own backyard with the sound of song birds, whistling forest leaves and water from Mimico Creek.**

30 Beaucourt Road, "SUNNYLEA"



RENOVATED KITCHEN includes high-end maple cabinetry with burl maple inserts. Also includes granite counters, pot lights, wall oven, stove top, microwave oven & Miele dishwasher!



Beautiful airy breakfast dining area with lots of windows and two walk-outs, one to covered porch and the other to multi-level wood deck.



Extra large living—dining combination room overlooks rear yard, ravine & Mimico Creek.



Oversized master bedroom retreat includes large separate change room—closet area with walk-out to deck that overlooks ravine.

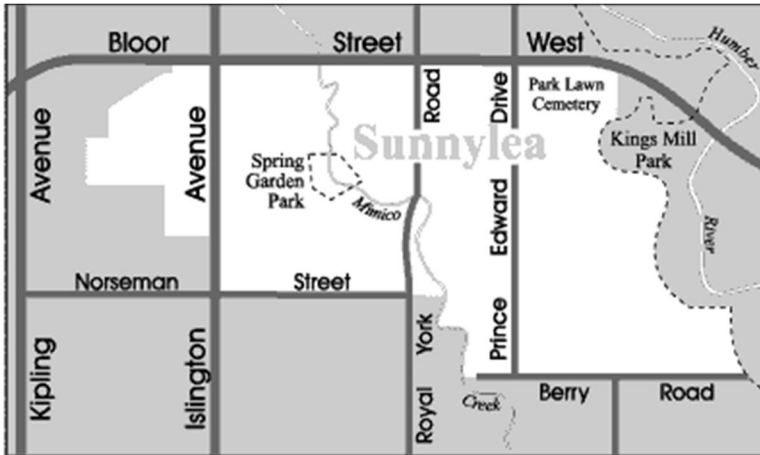


Rear view of home show above-grade finished basement, with walk-out from family room.



Enjoy your own peaceful private paradise from your multi-level wood deck that overlooks rear yard, ravine & Mimico Creek!

Sunnylea

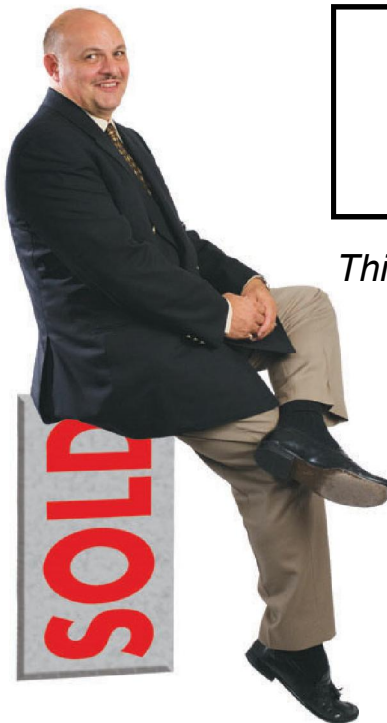


Sunnylea is a highly sought after neighbourhood that is especially popular with young families. There is a country charm here thanks to the Mimico Creek which gently meanders through the centre of this neighbourhood. Sunnylea's many mature trees and the exclusion of sidewalks add to its country-like ambience.

Sunnylea is known for its excellent schools which are a popular drawing card for this neighbourhood. The elementary schools have definite enrollment boundaries that serve different parts of this neighbourhood. You can phone the schools listed below to see which one your child would attend.



*Based on 2010 closed transactions. Source CREA and RE/MAX internal data.



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

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 9 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

