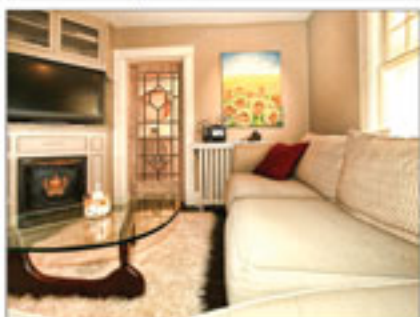


Presenting

161 Drayton Avenue, Toronto
Offered at \$489,000



Louisa Baumann, Sales Representative

Royal LePage Real Estate Services Ltd., Brokerage ~ 3080 Yonge Street, Suite 2060, Toronto, Ontario M4N 3N1



Own a charming piece of Toronto history in this local farmhouse! This detached 2-bedroom dream home is set on a beautifully landscaped lot. The deck and garden offer a perfect urban oasis, providing a private retreat and wonderful entertainment space. The new premium-quality steel roof is guaranteed to last a lifetime. All plumbing and city water access is copper. Electrics are 100-amp. Thoughtfully, professionally renovated and mechanically updated to suit the taste of any urban sophisticate. Enter from the spacious sun porch into the hallway. The living room on your left can be closed off with a sliding leaded glass 'barn door'. Along the hall is the dining room, where stairs lead to the second floor. The sunlit and spacious family kitchen has been renovated with artistic flair and brings to mind the style and taste of Provence. Appliances are stainless steel, windows are leaded, and French doors lead to an expansive wooden deck with landscaped gardens beyond. The antique oven works perfectly and conjures up the scents of baked bread and Sunday roasts. The kitchen and dining room are open concept and a convenient 2-piece powder room is situated at the bottom of the staircase. The basement is insulated and finished. Glass block windows provide privacy, security and light. Upstairs are two well-sized bedrooms and main bathroom. Light floods into the house from the central skylight. Features include original pine floors on the second level, a custom window seat in the master bedroom, and 2 standing AC units, vented to the outside. Located in the Earl Haig Public School and St. Bridget Catholic School Districts, and École élémentaire La Mosaïque is nearby. Close to shopping, restaurants and transit!

Main Floor ~ Porch - 14.9' x 5.7' | Foyer - 12.1' x 3.3' | Living Room - 11.4' x 11.4'

Dining Room - 15.2' x 10.1' | Kitchen - 16.5' x 14.0'

Second Floor ~ Master Bedroom - 12.8' x 12.0' | Bedroom 2 - 7.1' x 7.9'

Lower Level ~ Recreation Room - 13.7' x 8.9' | Office - 13.9' x 9.0' | Laundry - 9.5' x 6.0' | Utility - 6.1' x 4.2'

Lot - 20' x 100' | Taxes (2011) - \$2,822.80



Louisa Baumander
Sales Representative



Royal LePage on Yonge

Phone 416-487-4311

Fax 416-487-3699

lbaumander@trebnet.com

www.louisabaumanderselltoronto.com

Not intended to solicit buyers or sellers currently under contract with a brokerage.

Prospective Purchasers should satisfy themselves as to the accuracy of all provided information in this Feature Sheet, which was provided by sources believed to be reliable, but cannot be guaranteed.

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