176 SHERWOOD PARK, SHERWOOD PARK

INTRODUCTION:

Wonderfully renovated-fully detached home in the heart of Sherwood Park

Spectacular 184' garden - beautifully landscaped - lovely deck and garden shed

Special features include; high ceilings, incredible light, lovely large windows, hardwood floors, totally finished lower level, all mechanical updated

Wonderful tree lined – quiet – child friendly street

Beautifully appointed living & dining room, wood burning fireplace, lovely mouldings, and hardwood floors

Gorgeous white kitchen with granite counters, loads of cabinetry, spacious breakfast area surrounded with windows - door to fabulous deck and garden

Lovely master with wall to wall built in closets and hardwood floors, two more spacious bedrooms plus a tandem den/sunroom all with hardwood floors

Super lower level with recreation room, bedroom, office, 3 piece bath, laundry with built in cabinetry and loads of storage

Minutes to Sherwood Park and Ravine, Summerhill Market, Yonge Street shops, restaurants and easy access to downtown and transit

Public School Districts: Blythwood Public School, Glenview Middle School, North Toronto & Northern Secondary School

Private Schools: Havergal Girls School, Crescent Boys School, Upper Canada College (Boys), Toronto French Co-ed School, St Clements (Girls)

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MAIN FLOOR: *HIGH CEILINGS*

- **Foyer**
  - Solid front door entry with beveled glass insert
  - Hall closet with mirror door
  - Stained leaded glass window
  - Hardwood floors

- **Living Room** **17'4" x 12'3"**
  - Hardwood floors
  - Plaster cornice mouldings
  - Wood burning fireplace with stone surround & wood mantle
  - Leaded glass bay window & leaded stained glass side windows
  - Double French doors connecting to dining room

- **Dining Room** **14'0" x 11'0"**
  - Hardwood floors
  - Plate rail
  - Large window overlooking the deck & garden
  - Doorway connecting to kitchen
  - Programmable thermostat

- **Kitchen** **12'7" x 8'1"**
  - Hardwood floors
  - New kitchen with custom cabinets
  - Granite counter and backsplash
  - Stainless Appliances

- **Breakfast Room** **8'0" x 7'2"**
  - Hardwood floors
  - Bay window with seating area
  - Door to Deck and Garden

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SECOND FLOOR: *SKYLIGHT WINDOW, LINEN & CEDAR CLOSETS*

- **Master Bedroom** **12'10" x10'5"**
  - Hardwood floors
  - Wall to wall his and her closets

- **Bedroom** **12'4" X 9'0"**
  - Hardwood floors
  - Walk-in closet
  - Built in bookshelf and tv
  - Halogen track lighting

- **Bedroom** **12'6" X 9'2"**
  - Hardwood floors
  - Custom built office desk and shelving
  - Halogen track lighting

- **Sunroom/Den** **9'3" X 9'0"**
  - Painted hardwood floors
  - Windows surround
  - Overlooking the garden
  - Closet

- **Main Bath**
  - 3 piece marble bathroom with spacious shower
  - Heated marble floor

LOWER LEVEL: *CORK FLOORING-LOWERED*

- **Recreation room** **11'11" X 10'9"**
  - Broadloom
  - Built in bookshelves & cabinetry

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- **Bedroom #4** **7'9" X 7'0"**
  - Carpet
  - Large window

- **Office Area** **9'7" X 7'1"**
  - Carpet
  - Large window

- **Storage Room/Furnace** **10'9" X 6'0"**
  - Loads of shelving

- **Cold room**
  - Loads of shelving **9'0" X 7'1"**
  - Vinyl flooring

- **Bath**
  - 3 piece bath with shower

- **Laundry**
  - Laundry sink

INCLUSIONS/EXCLUSIONS:

Include: Stainless Appliances: Maytag Fridge (2010), Kitchen Aid Dishwasher (2011), Jennair 4 Burner Gas Stove (Dual Convection), Microwave, AEG Washer & Dryer (2004), Basement Freezer, Window Coverings Including Custom Wood Shutter & Blinds, Shelving Thru-out Lower Level, Desks & Cabinetry In Bedroom, Central Vacuum, Ductless Fijitsu Air Conditioner/Remote (Wall Mounted), Broadloom Where Laid, All Electric Light Fixtures Except As Excluded Exclude:Dining Room Chandelier & Hanging Murano Glass Fixture Above Kitchen Sink

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UGRADED FEATURES:

Roof:	2001 - One Set of Shingles
Heating:	2004 - High Efficiency Hot Water Boiler
Plumbing:	Copper Plumbing,3/4" Service Connection, Plastic Drain Piping Interior & Exterior
Insulation:	Fibreglass in Attic, Extra Insulation in Kitchen, Breakfast Room, Stairs, Second Floor & Basement
Windows & Doors:	Pella Triple Glazed on Second Floor, Double Glazed on Kitchen & Breakfast Room, Insulated Steel Back and Side Doors
Wiring:	Rewired with Copper Wiring, 200 Amp Service, Hydro Inspected & Approved
Heating:	2004 High Efficiency (90%) On Demand Hot Water Gas Boiler
Air Conditioning:	Wall Mounted Ductless Air Conditioner with Remote
Basement Floor:	Lowered & New Drainage Piping Installed
Garden:	Professionally Landscaped Garden, Flag Stone Walkways, Cedar Hedge for Privacy, Large Garden Shed for Storage

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ADDITIONAL FEATURES:

Lot Size:	25 Feet x 184 Feet
Parking:	Mutual Drive, One Car Licensed Front Pad Parking (Interlocking Paving Stone Drive Way & Pad)
Possession:	End Of July Or To Be Arranged
Taxes:	6077.04 2012

List Price: $995,000

KELLY FULTON
SALES REPRESENTATIVE

Web: www.kellyfulton.ca
E-mail: kelly@kellyfulton.ca
Bus: 416-489-2121 Cell: 416-520-9655
ROYAL LEPAGE REAL ESTATE SERVICES LTD.
JOHNSTON AND DANIEL DIVISION, Brokerage

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