

# 140 Earlscourt Avenue

Lot Size: 21.58x79 Feet  
Possession: 90 Days/TBA  
Taxes: \$2,255/2010  
Bedrooms: 3  
Bathrooms: 2x4

Electrical: 100amp/Breakers  
Heating: Gas/Forced Air  
Plumbing: Copper  
Roof: Shingles  
Parking: 2 spaces

Welcome to 140 Earlscourt Avenue

An extra wide bungalow in the heart of Corso Italia! Boasting high ceilings and large bedrooms, this updated home with a functional layout is move-in ready.

- From the exterior, the stone walkway and retaining wall bordering the neat landscaping provides the perfect complement to the clean brick facade and cozy porch which features new railings.
- The inviting entry way features a new front door, over 9 foot ceilings, new flooring, and a double window. Just off the entry way through the French doors is the large master bedroom. It boasts a floor to ceiling closet, laminate flooring, neutral paint colour and a large window that provides ample sunshine. Just next to the master is another good size bedroom with large closet, new flooring and high ceilings. At the end of the hallway is an open concept living area with a south facing window that covers the room in natural light. This area can function as an office space as well, or can be converted into a kitchen area since all the plumbing is still present behind the walls. Just off the living area is a newly renovated 4 piece bathroom with faux stone, ample storage & counter space and his and her towel racks. Tucked away is the 3<sup>rd</sup> bedroom with its laminate flooring and its wall to wall mirrored closet with closet organizers.
- The professionally finished basement features a large maple kitchen with ample counter & cupboard space, double sink and a ceramic floor. Just off the kitchen is another 4 piece washroom with a window. Beside the washroom is a separate laundry room featuring a washer, dryer, separate laundry sink and plenty of storage space. The rest of the lower level is comprised of a large open concept area that currently encompasses a large dining area and a relaxing family room with a ceramic floor and 2 closets. Just next to the family room is a cold room/cantina ideal for storing your canned vegetables and wine.
- The backyard features two storage sheds, high fences for ideal privacy, a sliding door that provides an entryway for two car parking and an overhang provides protection from the weather for your car or for when you are barbequing.
- Just steps away is the ethnic enclave known as Corso Italia which runs along St Clair Avenue West. Boasting a wide variety of shops and eateries, this beautiful streetscape will meet all your shopping needs. Recreation lovers have Earlscourt Park just west along St Clair. Featuring a large swimming pool, a large recreation center with programs for all ages, soccer fields, baseball diamonds and a children's playground, this park offers it all. The new dedicated streetcar tracks provide a speedy access to both the large box stores west along St Clair (Home Depot, Wal-Mart, Canadian Tire, FutureShop, etc) and quick access east to St Clair West subway station. Also, the Dufferin bus provides access to both Yorkdale Mall to the north and the Bloor Danforth subway line to the south.

- Nearby schools include Rawlinson Community School, Carleton Village Junior and Senior Public School, Stella Maris Catholic School, and Oakwood Collegiate Institute.

**Updates:** Laminate flooring (2010), front railings (2009), front eaves troughs (2009), main floor bathroom (2008).

**Inclusions:** Refrigerator (2010), Stove, Range hood, Washer (2008), Dryer (2008), Gas Burner and equipment, Air conditioner, all electrical light fixtures, all window coverings.

**Exclusions:** Security system and equipment