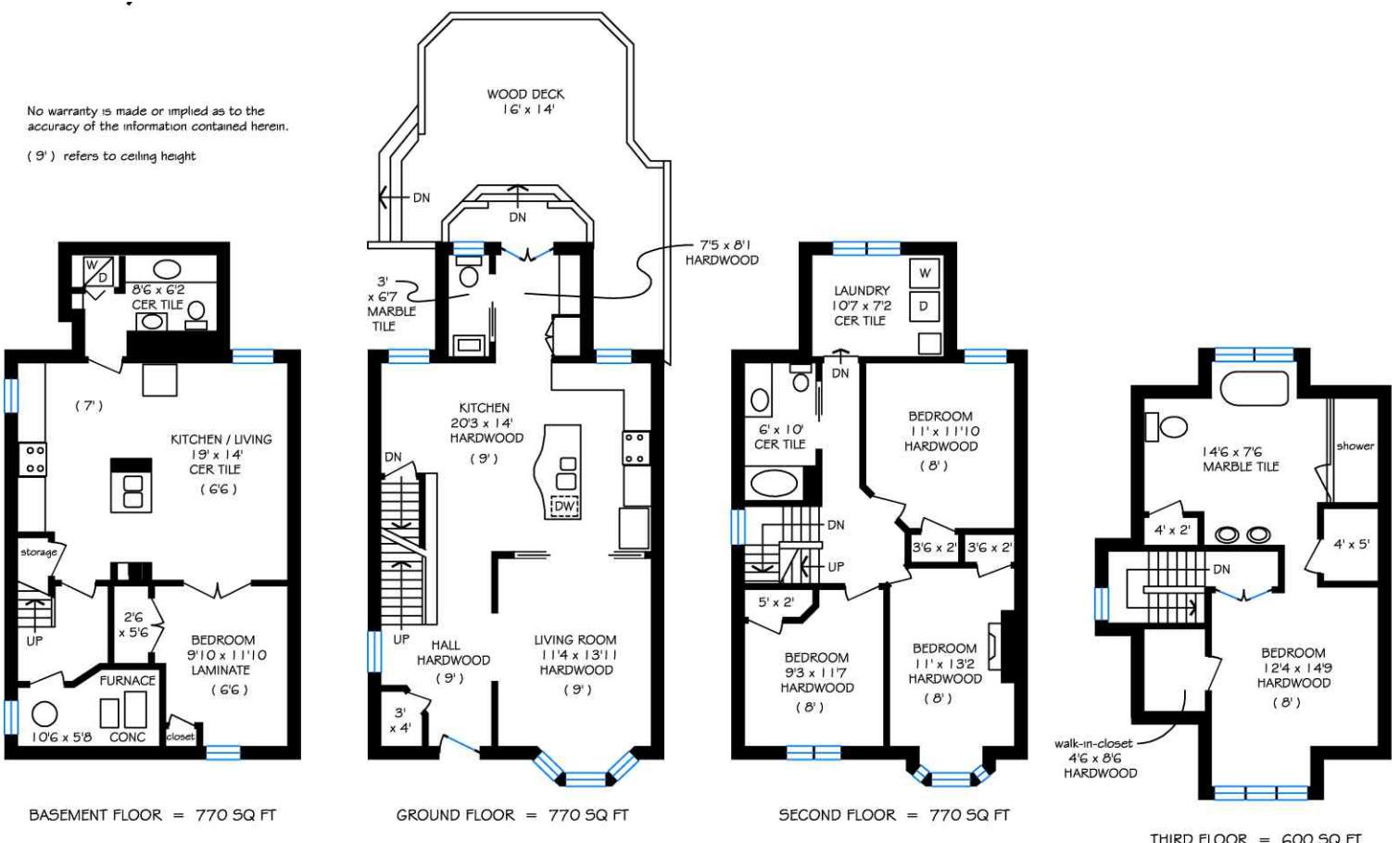


PARTICULARS

Lot size: 25 x 100 Feet	Electrical: 100 amp/breakers
Possession: 30-60 Days/TBA	Heating: Gas, Forced Air
Taxes: \$5,069.34	Plumbing: Copper
Bedrooms: 4+1	Roof: Asphalt Shingles/Modified Bitumen
Bathrooms: 1x5, 2x4, 1x2	Parking: Front Yard/ 1 space

INCLUSIONS:

Jenn-Air refrigerator, Jenn-Air stove, 2 range hoods, Bosch dishwasher, wine fridge, LG washer, Bosch dryer, 2 Fujitsu ductless AC units (2nd & 3rd flr), central air conditioner, gas burner and equipment, Rinnai tankless water heater, all electrical light fixtures, all window coverings, basement refrigerator, basement stove, basement washer & dryer.



Royal LePage Real Estate Services Ltd.
154 Bathurst Street, Toronto, ON M5V 2R3

WELCOME TO

42 ALBERTA AVENUE



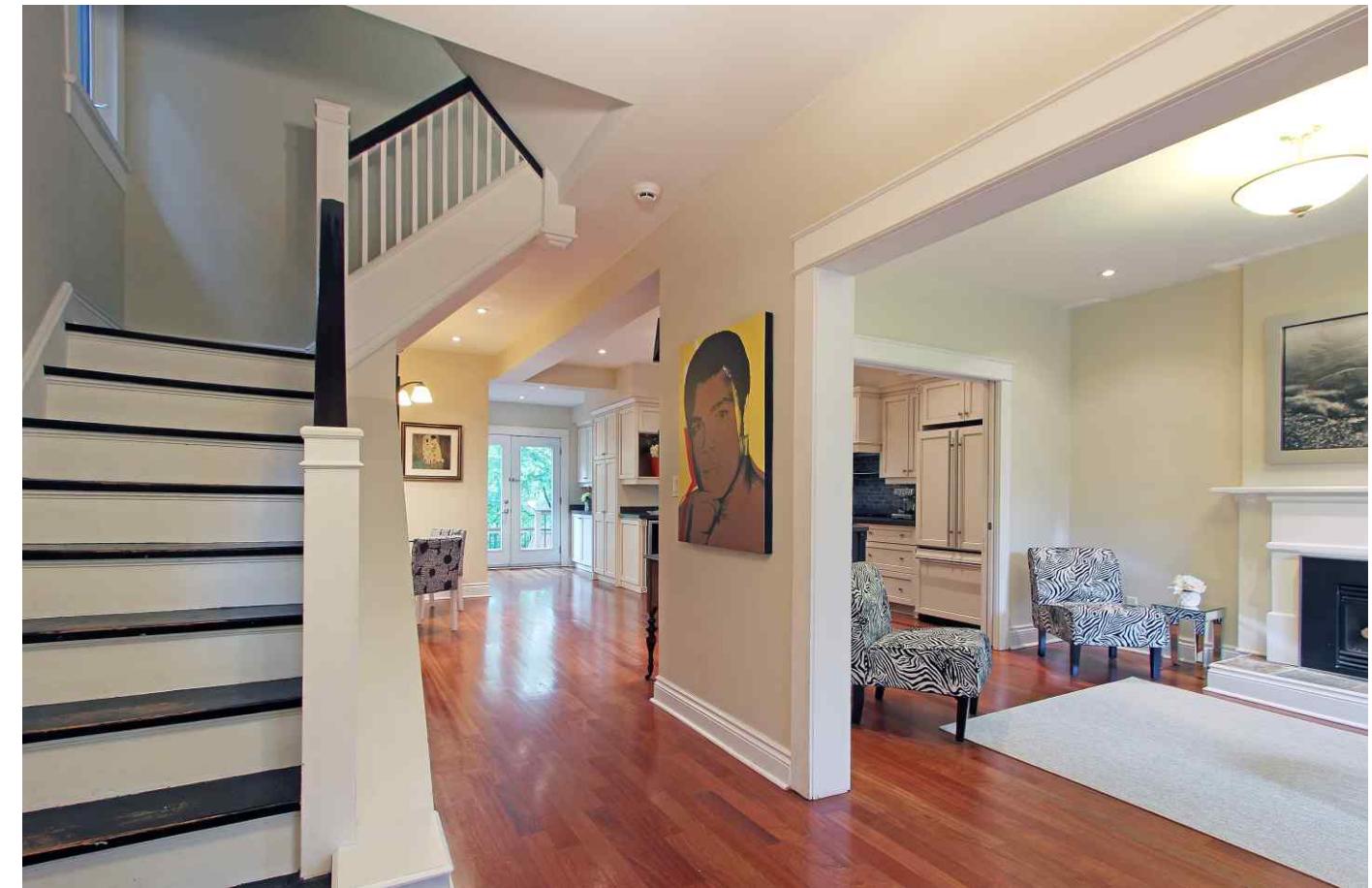
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office: 416-205-0355

direct: 416-317-7754

sales representative
kevinalvarez
with you every step of the way



Hillcrest Village Masterpiece!

This 4 Bedroom, 4 Bathroom home features nearly 3,000sf over 4 levels extensively renovated with top drawer finishes & updated mechanicals. From the front foyer quartz flooring to the Jatoba hardwood throughout, the main floor has been meticulously constructed in an open plan style ideal for entertaining. The large living room boasts a gas fireplace, pocket glass doors, and a large bay window that drenches the main floor in natural light. An incredible gourmet kitchen features a centre island, granite counters & high end appliances. Along with ample custom cabinetry & pantry that are equipped with commercial grade soft closing drawers, the kitchen is rounded out by a slate backsplash, under mount sink, and convenient wine fridge. The kitchen overlooks a spacious dining area with a tucked away powder room with travertine floors. The rear French doors lead out to a ravine-like setting and a massive cedar deck in the backyard. With a gas BBQ hookup, you can enjoy Muskoka in the city! The second level boasts 3 ample sized bedrooms all with hardwood flooring and plenty of closet space. The front bedroom also features a gorgeous bay window and a gas fireplace.

The spacious 4-piece bathroom boasts porcelain tiles with mosaic accents and a heat lamp for those cold mornings. Rounding out the bathroom is a large vanity with a marble countertop, and a pocket door. A convenient 2nd floor laundry room features an LG washer and Bosch dryer, along with a laundry sink. A Master Bedroom retreat on the top level features Jatoba hardwood, leaded glass French doors, & a walk-in closet. Just off the master is a spa inspired 5 piece ensuite with marble floors, separate tempered glass shower, and his & her pedestal sinks. The focal point is a classic caste iron claw foot tub by a picture window, overlooking the tree tops.

The one bedroom basement apartment features, an open concept kitchen/living area, 7 foot ceiling height, a 4-piece bathroom, and its own laundry area. The unit is currently rented for \$800 per month.

Hillcrest Park is a short walk away offering tennis courts, a playground, and a great view of downtown. Artscape Wychwood Barns, just a five minute walk away has become the hub for community activities. Offering a farmer's market, different art programs, a children's playground, a beach volleyball court, and a natural ice rink in the winter. The shops along St. Clair Ave offer a multitude of options including great restaurants like Ferro Bar & Cafe, The Rushton, and The Stockyards. For your grocery needs, Fiesta Farms, Loblaws and Sobeys are within walking distance. Access to the TTC is right at your door step.

Schools nearby include; McMurrich Junior public school, Winona Drive Senior public school, and St. Bruno Catholic school.