

16 Burwood Road



presenting . . . 16Burwood.com

This beautifully renovated three bedroom two bath bungalow in Glen Agar has been redone inside and out, with new mechanicals, electrical, roof and sophisticated interior design. Located in a great neighbourhood close to outstanding schools, parks and TTC, you've found your dream home!

REMARKABLE REALTORS

Liz & John Stevenson

SELLING BUYING STAGING DESIGN

Sales Representatives for Royal LePage Real Estate Services Ltd. Brokerage 416.236.1871

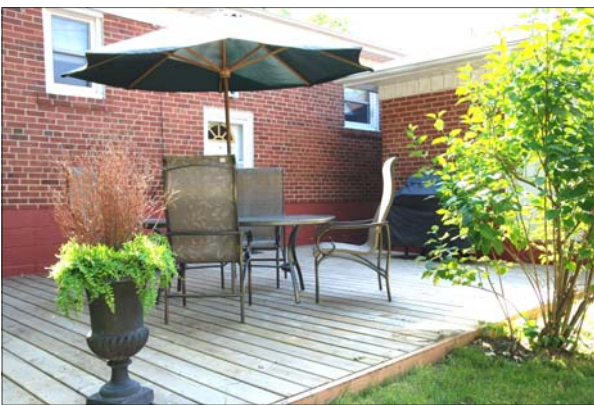


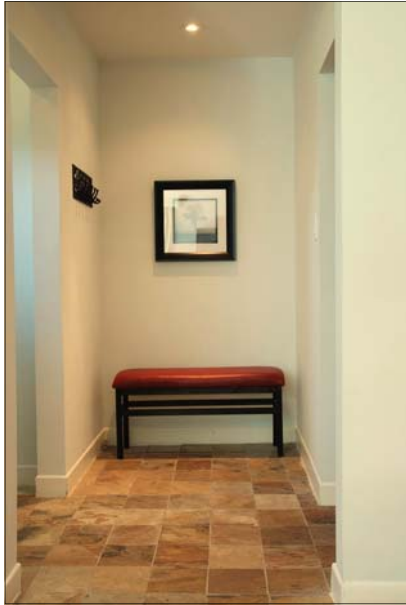
Charming south-facing front façade surrounded by neatly trimmed greenery and an expanse of well-cared-for lawn.

Garden and Landscaping



Summer evenings are meant for relaxing on your deck with friends invited over for a BBQ.





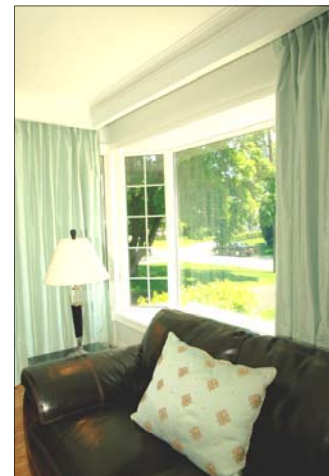
Foyer

Living Room

Dining Room

As you enter this delightfully decorated home, a slate-floored foyer greets the visitor and beckons them into spacious contemporary living and dining rooms where entertaining is a breeze.

Hardwood floors throughout the main level gleam as sunlight pours through the living room bay window.





Stainless steel appliances, slate backsplash and hardwood floors highlight this stylish renovation.

Designer Stylish Kitchen



The breakfast bar acts as a divider between the kitchen and dining area, and creates a spacious open concept for fabulously easy entertaining.



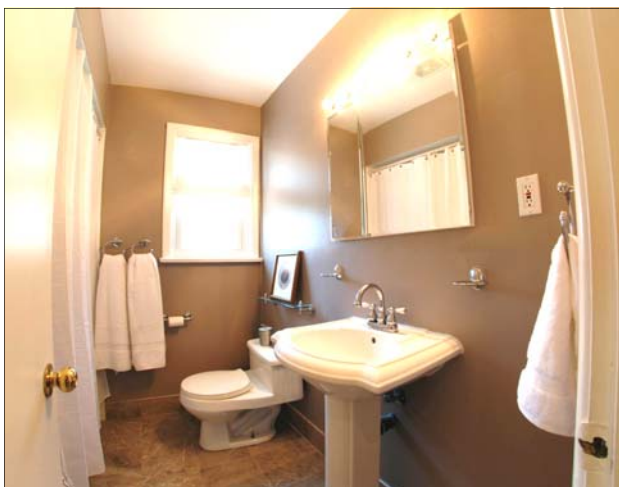
Beds and Baths

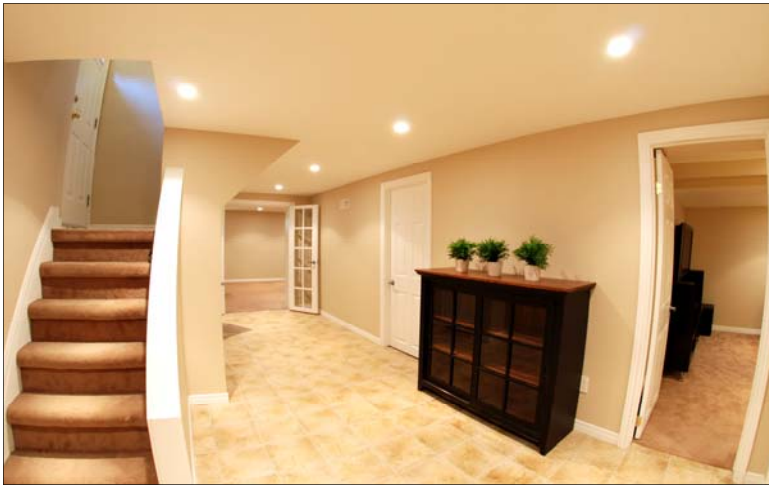
His and her closets in the master bedroom create welcome storage.

Two fully renovated baths serve both levels with comfort and luxury.

The 4 piece main bath offers an oasis from a hectic pace with soothing colours and a deep soaker tub to relax in.

A three piece bath with huge walk-in glass shower awaits you in the fully renovated lower level.





Leisure Time

The fully renovated lower level boasts a large foyer finished in ceramics and large enough for an office.

Walk through the French doors to the recreation room, currently used as a playroom. This fully dry-walled room is finished with potlights and plush carpeting.

The fourth bedroom is currently used as TV room and is pre-wired for surround sound.

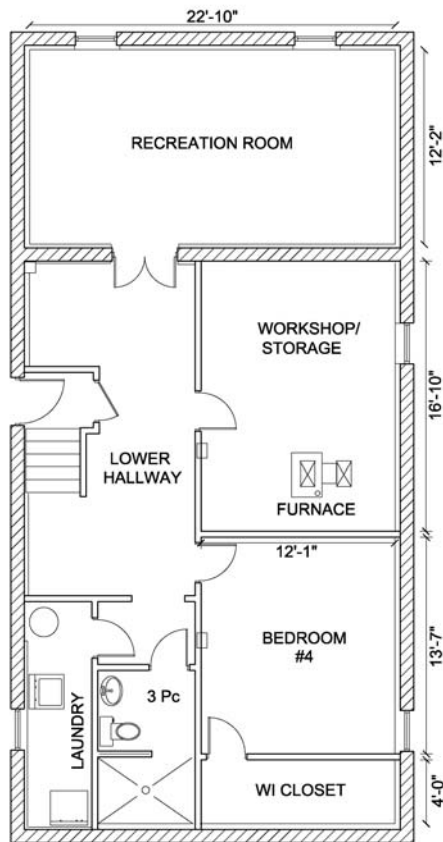
It has a large walk-in closet for extra storage.



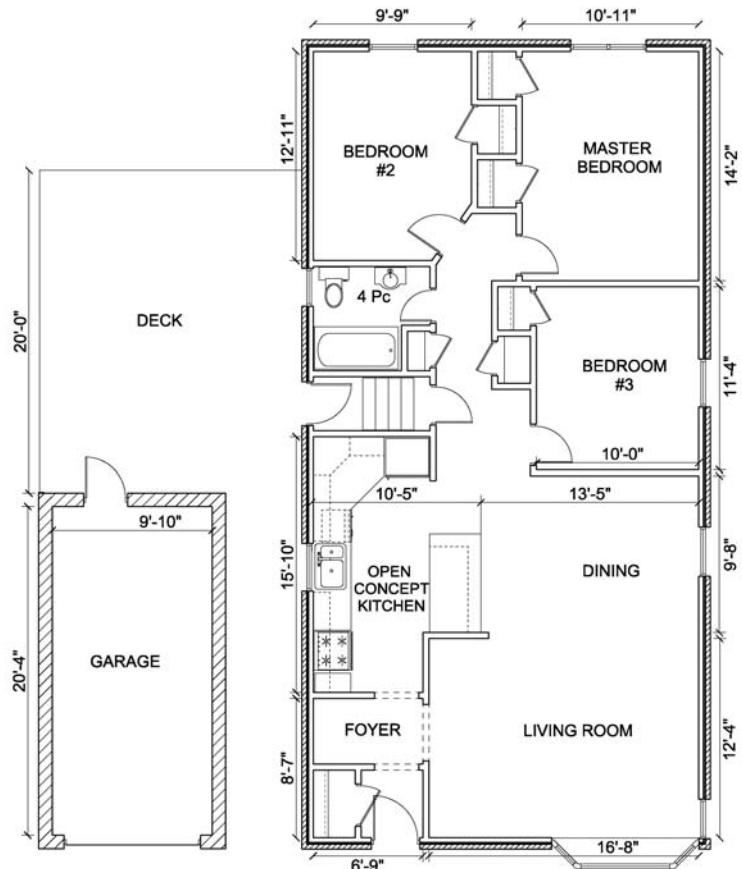
The lower level is served by an outstanding 3 piece bathroom with a huge glass shower.



Floor Plans

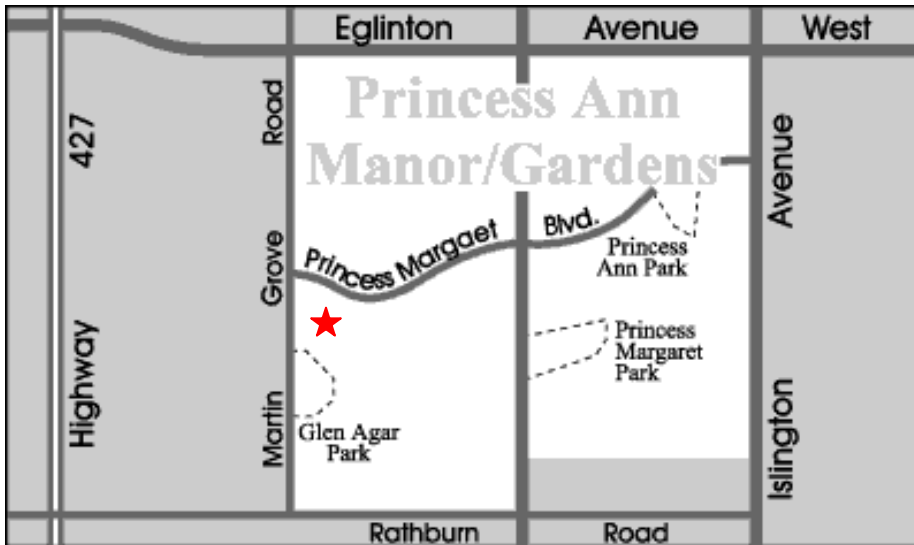


Basement
1,270 sf



Ground Floor
1,270sf

Measurements may not be 100% accurate and should be used as a guideline only.



This is a quiet family oriented community that is the epitome of suburban living. Here you will find wide open spaces, tall stands of mature trees, spacious houses, excellent schools, an abundance of parks, nearby golf courses and neighbourhood shopping plazas.

Glen Agar Neighbourhood Information

Public Schools

- Princess Margaret Junior School
- John G. Althouse Middle School
- Martin Grove Collegiate Institute

Separate Schools

- St. Gregory's Elementary School
- Michael Power/St. Joseph High School

Private Schools

- Kingsway College School

Shopping in West Toronto

- Sherway Gardens
- Cloverdale Mall
- Loblaws Burnhamthorpe Market
- Humbertown Plaza (Loblaws)
- Thorncrest Plaza (IGA)
- Kingsmill Plaza (Bruno's)
- IKEA, Sam's Club and Costco
- Kingsway Shops and Restaurants
- Bloor West Village Shops
- Subway to upscale downtown shops

Clubs and Facilities

- Islington Golf Club
- Lambton Golf and Country Club
- St. Georges Golf and Country Club
- Boulevard Club
- Mimico Cruising Club
- Etobicoke Yacht Club
- Centennial Park (golf, winter sports)
- Etobicoke Olympium (swim / gym clubs)
- High Park Ski Club
- High Park Tennis Club
- Old Mill Tennis Club
- Martin Grove Tennis and Ice Rink
- Queensway Odeon Theatre Complex

Transportation

- Pearson Airport 15 minutes
- Access to Highways 427, 400, 401, 403, 407, QEW
- Gardiner Expressway or Lake-shore to downtown core
- Islington subway 10 min walk

Extra Features and Inclusions

- Fully renovated bungalow in great neighbourhood close to schools
- Single car garage with garage door opener and remote
- Over \$100,000 spent in renovating this home
- Landscaped property 2007 with charming deck 2005
- New roof and chimney repair 2004
- Mid-efficiency furnace, central air conditioner and built-in humidifier 2004
- Electrical upgrade to 100amp service 2004
- Main level interior structure and hardwood refinished 2004
- Maple kitchen renovation and appliances 2004
- Stainless steel fridge, gas stove, built-in microwave and built-in dishwasher
- Washer and dryer in basement finished laundry
- Main floor 4 piece bath with soaker tub 2005
- Main floor electrical and pot lighting 2005
- Total basement renovation including large 3 piece bath with huge glass shower 2006
- Lower level 4th Bedroom wired for surround sound
- Waterproofing of back of home from deck around to chimney 2006
- Thermal Windows 1993
- Window coverings, electric light fixtures and potlights

Exclude: Living and Dining Room Drapes, 2nd Bedroom Curtains and Hooks, Dining Room Planter, Foyer Coat Rack, Main Bath Door Hooks, Flat Screen TV Bracket and 2 Speakers, Basement Fridge, Recreation Room Bookcase.

Additional Information

- Lot size 50 X 116.41 ft (from assessment)
- Taxes \$3,317.56 (2007)
- Plan 4595 Lot 46
- Sketch of Survey Available
- Possession 90 Days/TBA

This opportunity in Glen Agar is being offered at \$529,800



SALES REPRESENTATIVES

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