

29 Tasker Road



presenting . . . 29Tasker.com

This three bedroom bungalow has been renovated top to bottom with fine materials and careful craftsmanship. It's located in the Kipling-Rathburn area on a tranquil tree-lined street in a family neighbourhood near great schools. Beautifully landscaped, this is your dream home come true.

REMARKABLE REALTORS

Liz & John Stevenson

SELLING BUYING STAGING DESIGN

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



Cobblestone pathways and wrought-iron fencing define this beautifully landscaped



Garden and Landscaping



Lush greenery and mature plantings create a garden to be envied.

A cobblestone patio is the centre of a private retreat in one of the side yards.

A spacious deck is accessible from the other side yard and from the living room.

Living Room Dining Room



As you enter through a front door system, the comfortable living room greets and beckons you into this stylish home.

Tastefully adorned with designer broadloom, rich hardwood floors and crown moulding, the principal rooms sparkle with urban charm.

Spacious dining room flanked by designer kitchen and comfortably elegant living room.





The Stylish Kitchen

Stainless steel appliances, granite counters and limestone floors highlight this stylish renovated kitchen.



A built-in banquet-style table and seating shows off its unique and functional style to create a distinctive kitchen.





Bed and Luxury Baths





Whether you are watching a movie, reading by the fire or tasting a new wine from your cellar, this outstanding lower level will be the centre of your family's downtime activities.

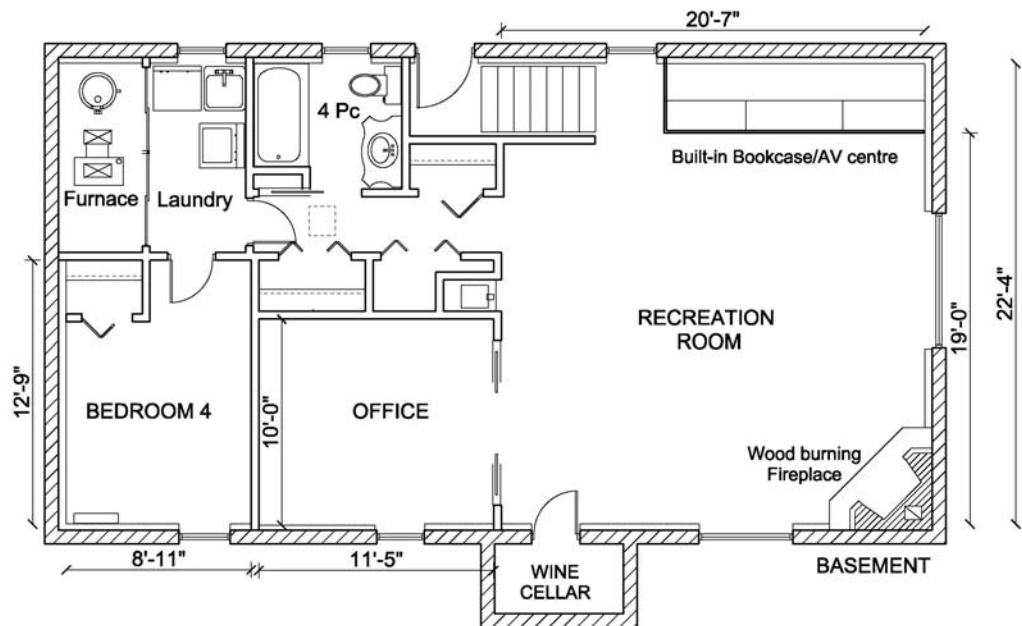
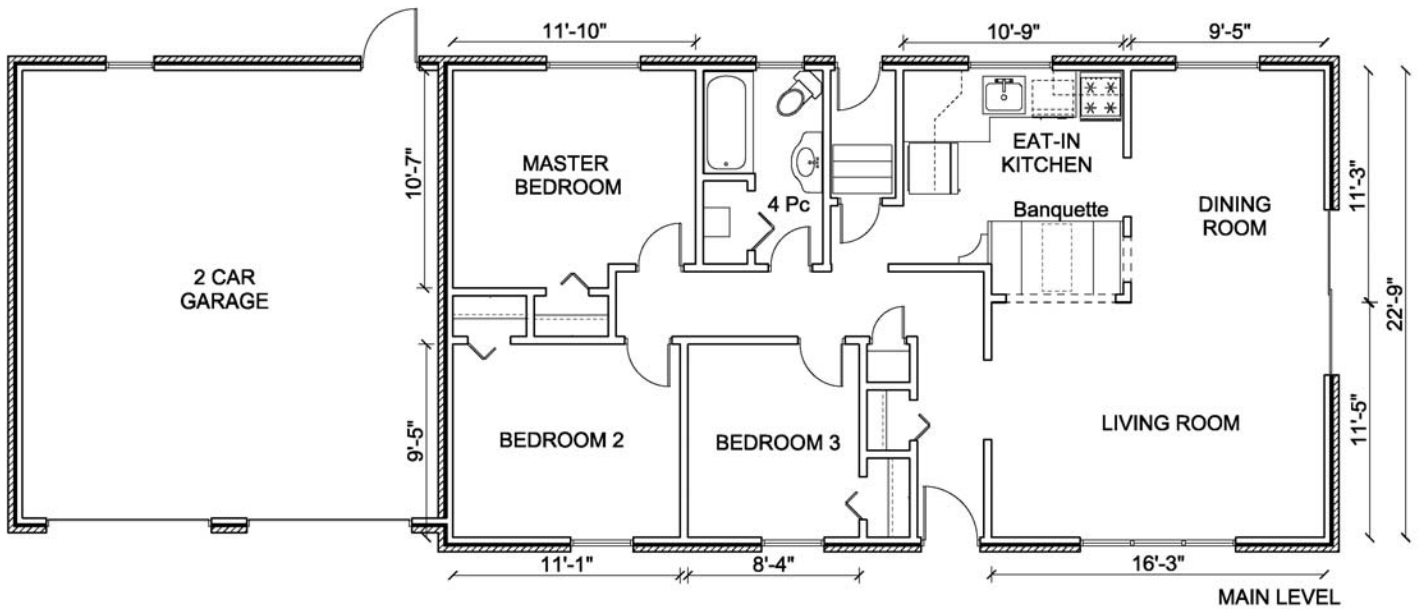
So, sit back and enjoy!



Leisure Time



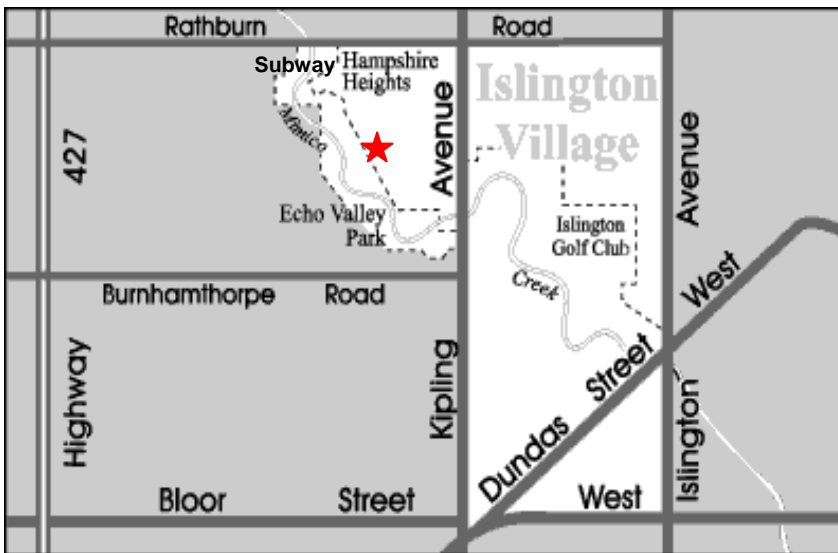
Floor Plans



| | |
|--------------------|----------|
| Approximate Areas: | |
| Ground Floor | 1,065 sf |
| Basement | 1,100 sf |

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

Islington Village



This countrified west-end neighbourhood has many fine attributes including an excellent selection of homes situated on mature lots, a historic shopping district on Dundas Street, an abundance of greenspace and parkland and convenient access to TTC and Go Transit stations. The Mimico Creek and the Islington Golf Club wind their way through the centre of this picturesque neighbourhood.

Public Schools

- Rosethorn Junior School
- John G. Althouse Middle School
- Martingrove Collegiate Institute
- St. Gregory's Elementary School
- Michael Power High School
- Kingsway College Private 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
- Martingrove 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

- Total 2005-06 renovation on a three bedroom bungalow with two car garage and all new roof, eaves, soffits, fascia, electrical, plumbing, high efficiency furnace (04), central air (05)
- Stucco and stone façade on tranquil tree-lined street
- New front door system and two new garage doors, openers and remotes
- Fabulous landscaped gardens include wrought-iron fencing, cobblestone patio and pathways, and a lovely deck with living room walk-out
- Internet and satellite cabling in all bedrooms
- Renovated kitchen with three stainless steel appliances, limestone floor, granite counters and charming banquette seating area
- Two 4-piece stylishly renovated baths
- Amazing lower level family room with built-in bookcase, wood burning fireplace, special wine cellar and a separate office with pocket door
- Lower level stripped to block wall and totally renovated
- The lower level also includes a fourth bedroom, finished laundry room (with chute) and lots of storage
- Extra storage in garage loft
- All existing window coverings, electric light fixtures and five appliances

Exclude: fireplace insert, outdoor clay fire pot, microwave and home theatre (projector, pull-down screen, 2 wall speakers, 4 floor speakers, receiver, DVD player)

Additional Information

- Lot size 38.33 X 120 ft (from assessment)
- Taxes \$3,148.95 (2006)
- Plan 2348 Lot 8
- Survey Available
- Possession 60 - 90 Days/TBA

**This opportunity at Kipling and Rathburn
is being offered at \$659,000**



SALES REPRESENTATIVES

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