

# 9 The Lookout



presenting . . . 9 The Lookout.com

This amazing terraced property in West Deane Park has an incredible hilltop view down to your own private tennis court. This five bedroom raised bungalow is filled with character and awaits your personal renovation touches to make it 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



## Garden and Tennis Court



An amazing view  
from every rear  
window.

Tennis, anyone?



## Mimico Creek Parkland



Steps to  
West Deane  
Park just  
outside your  
own private  
gate.



Living Room    Dining Room    Kitchen





# Bedrooms and More

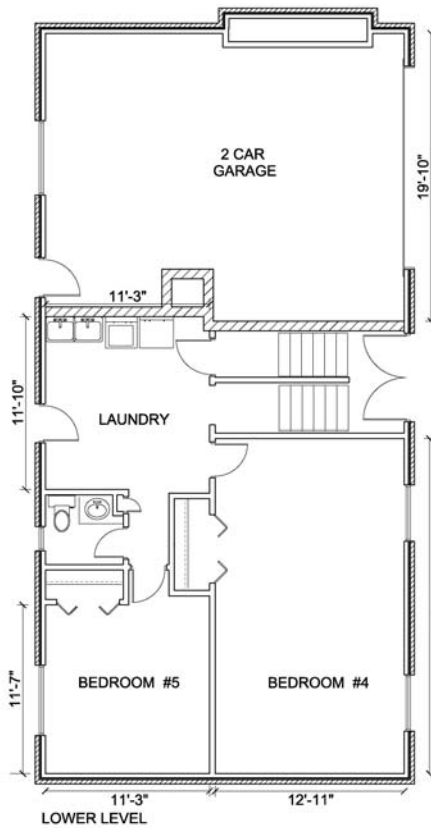
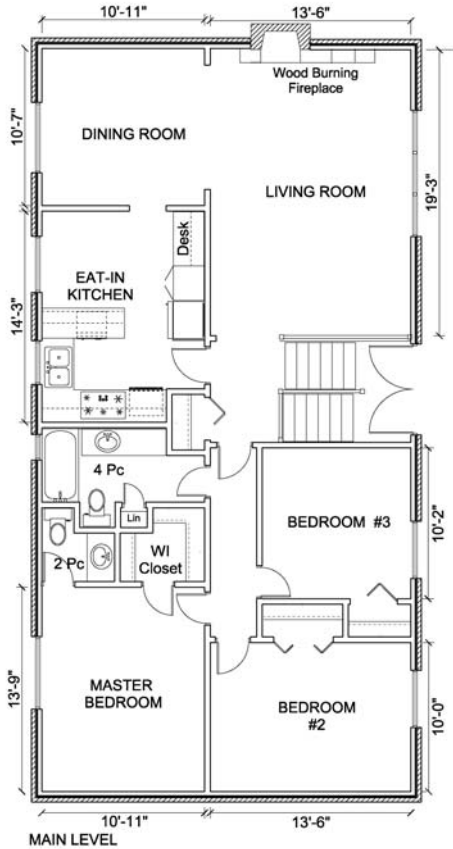




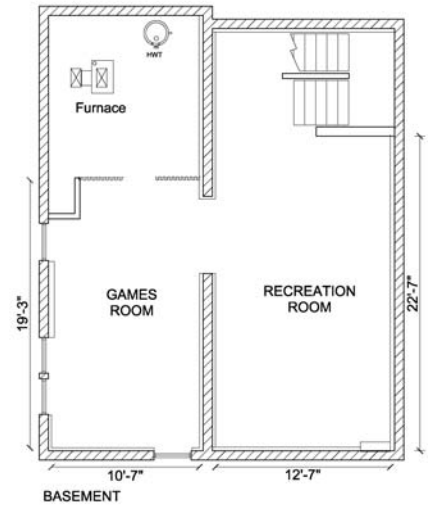
Read, Play Games, Home Theatre - you choose!



# Floor Plans

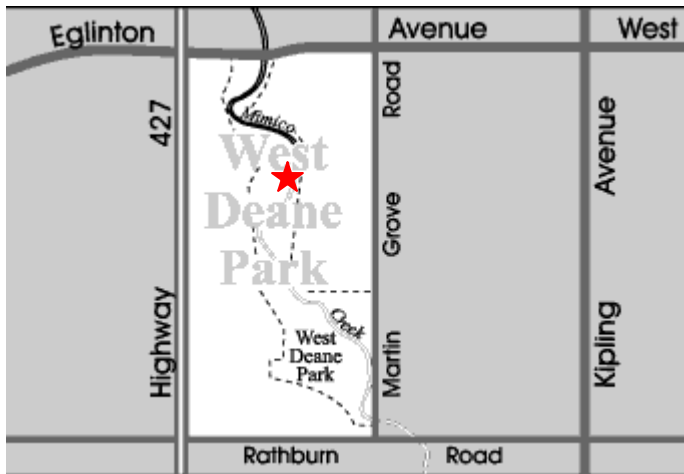


MAIN Level	1,360 sf
LOWER Level	840 sf
Above Grade	<u>2,200 sf</u>
Basement	840 sf



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

## West Deane Park Neighbourhood Information



West Deane Park is an extremely quiet neighbourhood with a good mix of long-time residents and newcomers. The country feel of this neighbourhood is derived from the Mimico Creek Valley, which cuts a wide swath through the centre of the West Deane Park neighbourhood. The Mimico Creek Valley is home to a variety of wildlife including fox, beaver, deer, pheasants, ground hogs, skunks, raccoons, coyotes, red tailed hawks, and blue birds—all of which have been spotted by residents of this neighbourhood.

### Public Schools

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

### Separate Schools

- St. Gregory's Elementary School
- Cardinal Slipyj School
- Michael Power High School

### Private Schools

- Kingsway College School

### Shopping in West Toronto

- Sherway Gardens
- Cloverdale Mall
- Loblaws Burnhamthorpe Market
- Lloyd Manor Place (Dominion)
- Humbertown Plaza (Loblaws)
- Thorncrest Plaza (IGA)
- Kingsmill Plaza (Bruno's)
- Sam's Club, Costco, IKEA
- Kingsway Shops and Restaurants
- Bloor West Village Shops/Restaurants

### Clubs and Facilities

- Markland Wood Golf and Country Club
- Islington Golf Club
- Lambton Golf and Country Club
- St. Georges Golf and Country Club
- The 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 International Airport in 15 min
- Access to Highways 427, 400, 401, 403, 407, QEW
- Gardiner Expressway or Lakeshore to downtown
- Eglinton bus to the uptown area
- Rathburn bus to subway

## Extra Features and Inclusions

- One of the biggest and loveliest lots - a hilltop with a view – in West Deane Park
- Secluded court location backing on to parkland
- Gorgeous terraces down to your own private tennis court
- Two car garage with double private drive and garage door opener with remote
- A five bedroom raised bungalow ready for your own personal touches
- Two full levels above grade and full basement
- Beamed ceilings in living and dining room add character
- Master bedroom includes a two piece ensuite and walk-in closet
- Eat-in kitchen with view of park
- Hardwood on main level, broadloom on lower level, tile in basement
- Walk-out to yard from lower level laundry room
- Wood burning brick fireplace in living room adds warmth
- All window coverings and electric light fixtures
- Gas cooktop, fridge, built-in oven and dishwasher, microwave, washer, dryer, freezer
- Furnace, central air, electronic air cleaner, humidifier, security system

## Additional Information

- Lot size 36.17 X 197 ft (from assessment)
- Taxes \$4403.55 (2006)
- Plan M925 Lot 57
- No Survey
- Possession 30 Days/TBA

**This opportunity in West Deane Park is being offered at \$679,000**



SALES REPRESENTATIVES

Royal LePage  
Real Estate Services Ltd.  
Brokerage

**416.236.1871**