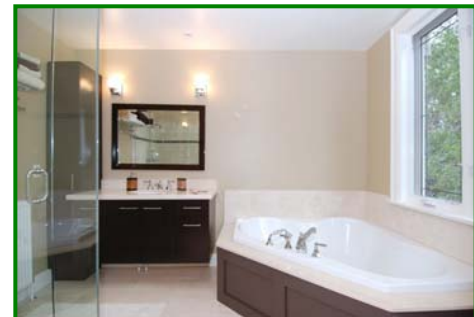


146 AIRDRIE ROAD



www.GeorginaRatcliffe.com

Bus. 416.925.9191

Sales Representative



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Presents



146 AIRDRIE ROAD LEASIDE

Leaside: one of Toronto's premier neighbourhoods with winding, tree lined streets, great schools, fabulous shopping and great restaurants. This fully renovated home is close to Rolph Road and Bessborough schools, Trace Manes Park, The Leaside Recreation Center and the Bayview extension.

Asking Price: \$1,089,000

Lot Size: 28.87 x 133 feet

Parking: Private drive, single detached garage.

Taxes: \$4,050.89 2008

HVAC: Hot water gas with space pac type central air conditioning.

Possession: 30-90 days

146 AIRDRIE ROAD

FEATURES OF THIS HOME . . .

Main Floor

Foyer:		St. Laurent marble floor.
Living Room:	15.0' x 15.0'	Hardwood floor, gas fireplace with marble surround, bay window, 9'3" ceiling, crown moulding, deep baseboards, combined with dining room.
Dining Room:	15.4' x 9.2'	Hardwood floor, 9'3" ceiling, crown moulding, deep baseboards, glass shelved display niche, combined with living room.
Kitchen:	8.7' x 17.0'	Marble counter tops, center island with breakfast bar, glass tile backsplash, hardwood floor, 9.'3" ceiling, crown moulding, stainless steel Jenn-Air 3 door fridge, stainless steel Bosh wall oven, stainless steel Bosh microwave, stainless steel Bosh gas cook top, stainless steel Franke sink, stainless steel Jenn-Air range hood.
Family Room:	7.8' x 15.9'	Hardwood floor, 9'3" ceiling, deep baseboards, overlooks kitchen and breakfast room.
Breakfast Room:	11.10' x 7.8'	Hardwood floor, 9'3" ceiling, 2 walkouts to deck, glass on 3 sides.
Powder Room:		Hardwood floor, toilet and sink.

Second Floor

Master Suite

Bedroom:	18' x 11.2'	Hardwood floor, cathedral ceiling, overlooks garden.
Bathroom:	8.2' x 10'	Crema Marfil marble heated floor, vanity and tub surround, undermount Koehler sink, glass shower enclosure with Rubinet shower fixture including a rain head and secondary, moveable head, corner soaker tub.
Dressing Room:	8.0' x 6.10'	Built-in shelving, drawers, hanging racks, shoe racks and laundry hamper.

Bedroom #2:	9.8' x 11.8'	Hardwood floor, double closet.
Bedroom #3:	11.7' x 11.3'	Hardwood floor, dormered cathedral ceiling, double clothes closet.
Bathroom:		Bianco Romano granite topped vanity with under mount Koehler sink, Toto toilet, tub/shower with glass door, built-in linen closet, and heated floor.

Lower Level

Bedroom/ Exercise Room:	9.8' x 8.2'	Laminate floor.
Office:	16.4' x 15.6'	Laminate floor.
Family Room:	18' x 10.7'	Laminate floor, built-in bookshelves.
Bathroom:		Sink, toilet and shower.
Garden Gazebo	10.2' x 9.7'	Stone floor, open sides, electricity.

Inclusions: Jenn-Air stainless 3 door fridge, Bosh stainless wall oven, Bosh stainless microwave oven, Bosh stainless gas range, Jenn-air stainless range hood, all electric light fixtures except the dining room chandelier and upper hall ceiling fixture, washer, dryer, central vacuum and equipment. Please exclude the TV and wall mount bracket in the family room.

NOTES