



172 Woodfield Road

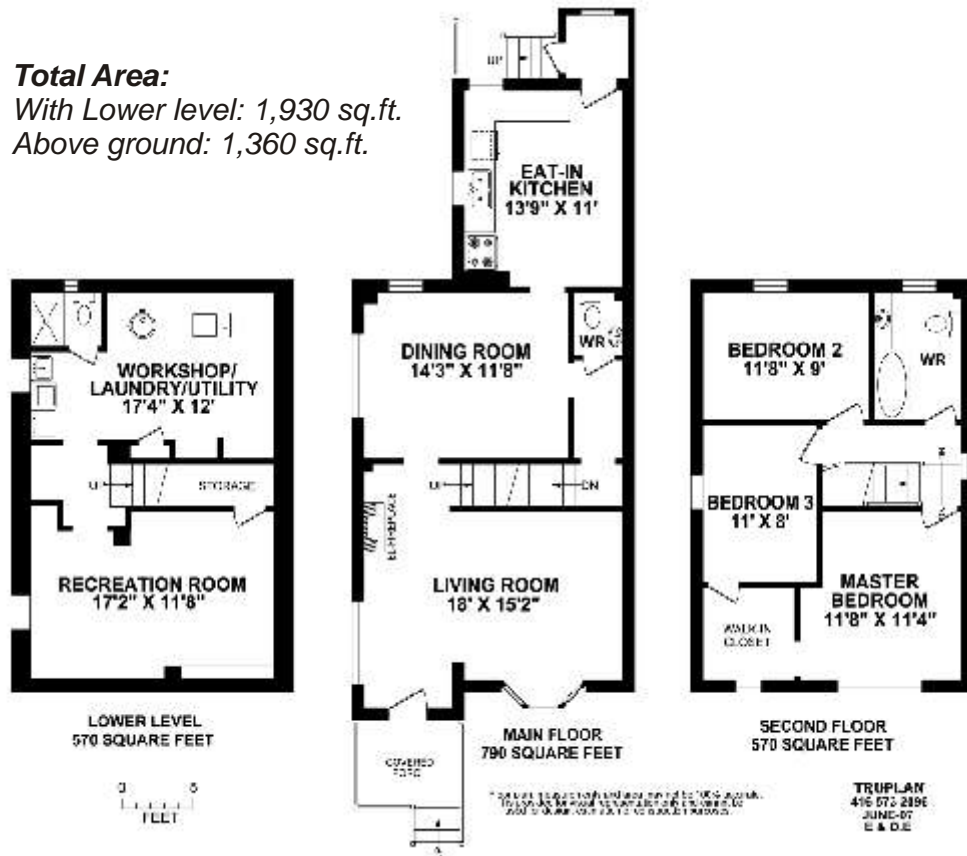


Presented by Nick Boothby and Christine DeMerchant

172 Woodfield Road

Spacious and Airy Detached Home with lots of Upgrades!

Total Area:
With Lower level: 1,930 sq.ft.
Above ground: 1,360 sq.ft.



View our interactive floor plan for this property. Just click on the arrows and photo of that view comes up.
<http://www.inthebeach.com/172winteractive.html>

Virtual Tour and More Photos:
<http://www.inthebeach.com>

Royal LePage Homeward **Nick Boothby and Christine DeMerchant**
Brokerage, Independently owned and operated Sales Representatives **416 698 2090**
1858 Queen Street E.
Toronto, ON, M4L 1H1
nick@inthebeach.com

Bright Detached Home Close to Duke of Connaught Jr & Sr Public Schools.

Exterior Features:

- * Detached home of brick and aluminum siding, with cobbled legal parking pad at front.
- * Part landscaped front & glorious big back Gardens. Large shed (al. siding) & wood fence.
- * Large neighbouring trees add cooling shade. Perennial plantings. Covered front Porch.

General Interior Features:

- * Security system can be assumed. Home comes with all blinds and drapes, plus 4 ceiling fans.
- * Roof is just over 5 yrs old. Upgraded electrics (There is no known knob and tube).
- * Forced air gas heating with central air conditioning. Most lights and faucets are upgraded.

Main Floor:

- * Living Room has surround-sound speakers, fireplace, 9ft smooth ceiling, lovely bay window and open stairs with oak bannisters. Entrance way has ceramic tile floor. Window covering to stay.
- * Dining Room has 6" baseboard, smooth 9ft ceiling with crown moulding, and chandelier to stay. One of 2 windows in this spacious room has beautiful original gumwood trim. Parquet flooring.
- * Light and bright Eat-in Kitchen is renovated & has ceiling fan & upgraded lights (+ counter light.) Flat ceiling has crown moulding. Ceramic tile backsplash. Lower cabinets include 2 extra wide (with slide out shelf), 1 narrow and 2 regular cabinets, plus 7 drawers. Upper cabinets include 1 wide, 3 regular and 2 half doors, plus 2 sets of 3 open shelves. Pantry cupboard had 2 doors with slide out shelves and 2 drawers. Double Stainless Steel sink. Appliances incl: *Built in Dishwasher, Electric Stove, Extractor fan and Refrigerator.* Blinds for 2 windows and door.
- * Back entry is through Foyer/Mudroom (window & easy care floor), with walk-through to Kitchen. New 2 piece Powder Room near Dining Room has convenient Pantry shelves nearby.

Second Floor:

- * Master Bedroom has hardwood floor, fan with 3 lights, Organized *walk-in closet* has a window and is shared with Bedroom 3. (This closet could easily be partitioned.)
- * Bedrooms 2 and 3 have oak flooring and ceiling fan with triple lights. Window at top of stairs.
- * 4 piece Bathroom has upgraded sink and faucets. Shower has large "rain" type head. Ceramic floor and ceramic sink / bath surrounds..

Basement:

- * Finished Rec Room has plaster ceiling (hidden lights) & oak moulding for above-grade window.
- * Utility / Laundry / Workshop has window (above grade) with oak moulding. Ceramic tile backsplash around utility sink. Whirlpool Washer and Dryer included. Under Stair storage.
- * 2 piece Bathroom is a shower and toilet, with ceramic tile and window.