



Nancy  
Benson

Sales Representative



## 201 Beech Street "Civic Hospital"



**COLDWELL BANKER** **RHODES & COMPANY BROKERAGE**

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# 201 Beech Street

## “Civic Hospital”

### \$329,900

Stylishly renovated two-bedroom bungalow in the heart of the “Civic Hospital”. Enjoy the wonderful shopping that “Little Italy” has to offer with its Delicatessens, Cafes, and Eclectic Boutiques. Parks and schools are all within walking distance from this home. Enjoy year round activities along Dow’s Lake and the Arboretum parkland. During the summer months take advantage of the wide variety of fresh produce available at the Parkdale Farmers Market. This property is also a short stroll from Fairmont Park, with tennis in the Summer and skating in the Winter. The park also has both kid-friendly and pet-friendly areas!

#### Features

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| <ul style="list-style-type: none"> <li>• Beautiful renovation including: main floor family room addition, kitchen and fully finished basement</li> <li>• Lovely fenced rear garden with flag stone patio</li> <li>• Living room with cozy wood burning fireplace</li> <li>• Full (basement) laundry room completely separate from the family room area with full sized appliances</li> </ul> | <ul style="list-style-type: none"> <li>• Stunning “Shaker” style kitchen with separate food preparation area</li> <li>• Lower level family room &amp; additional three-piece bath</li> <li>• Handsome hardwood in all principal rooms</li> <li>• Lower level complete with three-piece bathroom including shower with glass block detail</li> </ul> |
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#### Main Level

<b>Foyer:</b> 5'2" x 4'	Ceramic tile floor, double clothes closet	<b>Living Room:</b> 11' x 10'4"	Hardwood floor, corner woodburning fireplace with stone facade, wood mantle and decorative mirror, corner window with South and West exposure
<b>Dining Room:</b> 11' x 7'	Hardwood floor	<b>Kitchen:</b> (Cooking area) 11'7" x 8'5"	Hardwood floor, “U” shaped countertop, with eat-in bar area, wood cabinetry with metal pulls, display cabinets with glass doors, cookbook nook, gas stove
<b>Kitchen:</b> (Preparation area) 9'3" x 7'8"	Sheet floor, wood cabinetry with metal pulls, stainless steel sink with drain board, single lever faucet, tiled backsplash, built-in dishwasher, side window	<b>Family Room:</b> 16' x 9'5"	Wall-to-wall broadloom, door with glass panel inset leads to garden
<b>Hallway:</b>	Hardwood floor, linen closet	<b>Bathroom:</b> 7'6" x 5'	Four-piece, tub/shower, ceramic tile floor, half wall including bath enclosure, vanity with storage, mirrored medicine cabinet
<b>Bedroom:</b> 11'2" x 8'5"	Hardwood floor, double clothes closet	<b>Master Bedroom:</b> 13'3" x 11'3"	Hardwood floor, large single clothes closet

#### Lower Level

<b>Family Room:</b> (Section 1) 18'3" x 11'6"	Wall-to-wall carpet, pot lights	<b>Family Room:</b> (Section 2) 15'7" x 12'3"	Wall-to-wall carpet, pot lights
<b>Bathroom:</b> 7'9" x 6'3"	Three-piece, ceramic tile floor, oversized shower stall with glass block accent, exhaust fan	<b>Laundry Closet:</b> 8'9" x 4'4"	Ceramic tile floor

#### Property Details

<b>Legal Description</b>	Plan 226114 Lot 5 East Part Lot 4 Beech North	<b>Taxes (2006):</b>	\$3,309. <sup>39</sup>
<b>Parking:</b>	Driveway, surface parking for 3 cars	<b>Possession:</b>	To be arranged or 30 days
<b>Inclusions:</b>	Fridge, gas stove, hoodfan, dishwasher, washer, dryer, light fixtures, storage shed	<b>Exclusions:</b>	Framed mirror in basement bathroom, freezer, drapes in baby’s room, copper lawn ornament
<b>Heating:</b>	Forced air (Natural Gas)	<b>Cooling:</b>	Central air conditioning
<b>Rental Items:</b>	Hot water tank	<b>Lot Size:</b>	42.00' x 97.00'

The above information is believed to be accurate, but is not warranted.