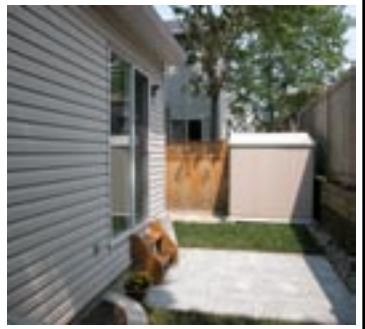




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583 Tweedsmuir Ave, Unit #2

\$369,900

Twedsmuir Green is an exclusive enclave of only ten homes set in a richly landscaped setting and surrounded by greenery which together creates the feeling of living in parkland. The homes are arranged along a private roadway, which meanders through the property and offers direct access to buses and shopping.

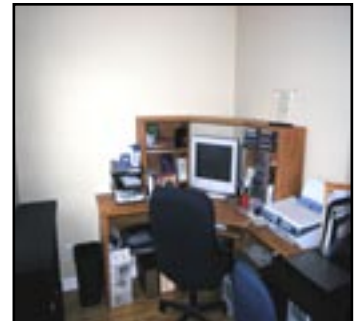
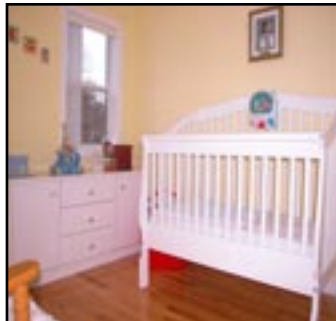
Twedsmuir Green is architecturally different from any other development by creating a distinctive design that is functional, practical, and comfortable, combined with beauty and light to create a wonderful feeling of space with a logical flow.

This home has a private landscaped garden both front & rear designed to provide privacy and features a stone patio for dining Al Fresco!

Distinctive Features

- Located just a short stroll to the many Restaurants and Eclectic shops of Westboro
- Close to leisure pathways perfect for bicycling and warm evening summer walks
- Handsome brick facade with vinyl siding on the second storey
- Lovely south facing garden with patio area perfect for B.B.Qing
- Richly stained maple hardwood floors on the first and second level
- Sleek "Euro" style kitchen with pristine white colonial cabinetry & generous eat-in area
- Recently completed lower level family room with maple grain laminate floor & pot lighting
- Master bedroom offers plenty of storage space with a full wall of closets
- Convenient central vacuum installed
- Economical natural gas heat, central air and heat recovery system (HRV) installed

Main Floor



Foyer:

Ceramic tile floor, double guest clothes closet

Hallway:

12'³" x 4'³"

Ceramic tile floor, door to garage

Powder Room:

5'⁵" x 2'⁶"

Two-piece, ceramic tile floor, pocket door to hallway, pedestal sink, built in cabinetry

Dining Room:

12'³" x 10'

Hardwood floor, decorative chandelier, alcove perfect for placement of a china cabinet or buffet, double french doors provide access to the kitchen

Living Room:

14'⁶" x 11'

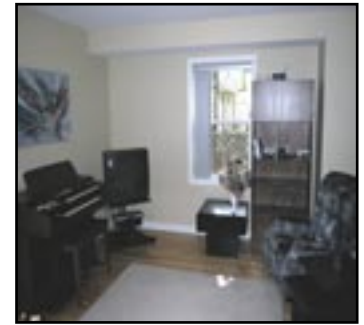
Hardwood floor, pot lighting, patio door to the south facing garden and patio area

Kitchen:

13'²" x 8'⁹"

Ceramic tile floor, oversized window overlooking court yard, pot lighting, double french doors lead to living area, pristine white colonial cabinet with decorative matching pulls, 1 1/2 stainless steel sink with single lever faucet and vegetable sprayer, overhead light fixture.

Second Floor



Upper Hallway:

Hardwood floor, staircase with maple railing, newel post and carpeted stairs, extra deep linen closet

Bedroom:

11'³" x 9'³"

Hardwood floor, two windows, double clothes closet

Bedroom:

8'⁹" x 7'⁵"

Hardwood floor, (no clothes closet)

Bathroom:

8'⁹" x 6'¹⁰"

Four-piece, ceramic tile floor and tub/shower enclosure, built-in cabinetry with glass door, full vanity and triple door medicine cabinet, exhaust fan.

Master Bedroom:

13'¹⁰" x 12'⁸"

Hardwood floor, two windows and full wall of closets

Basement



Family Room:

15'¹" x 11'⁹"

Maple grain hardwood laminate floor, pot lighting

Laundry/Storage:

14'⁸" x 8'⁹"

Concrete floor

Utility Room:

Concrete floor

Property Details

Legal Description:	Plan 206 Part Lot 17 RP 4R-12572, Part 2
Taxes:	\$3,261. ⁷² (2006)
Parking:	Single attached garage plus laneway
Road Fee:	34. ⁰⁰ / month. Includes snow removal and common insurance
Lot Size:	26.90 feet x 48.00 feet
Heating:	Forced air (natural gas) with Heat Recovery System
Cooling:	Central air conditioning
Inclusions:	Fridge, stove, hoodfan, dishwasher, washer, dryer, built-in cabinetry in bathrooms, custom blinds, light fixtures, central vacuum and attachments, garage door opener & 2 remotes, alarm system hardware, central air conditioning, HRV system, garden storage shed
Rental Equipment:	Hot water tank
Possession:	To be arranged

The enclosed information is believed to be accurate, but it is not warranted