

Welcome to 605 Parkdale Avenue

Beautiful 4 bdrm, 3 bthrm home in prestigious Civic Hospital area. Hardwd flrs, leaded glass windows. Elegant living rm, formal dining rm. L-shaped kitchen, main flr fam rm & laundry. Large master bdrm w/reno'd ensuite and walk-in closet. Spacious secondary bedrms. Finished basement w/rec rm & 2pc bathrm. Landscaped tiered backyard w/patio & deck. Attached garage w/inside entry. Furnace & A/C 2008.

Room Dimensions

MAIN LEVEL

Living Room	Main	15' 05" X 11' 09"
Dining Room	Main	12' 06" X 11' 08"
Kitchen	Main	12' X 9' 02"
Kitchen L-Shape	Main	12'10" X 6' 01"
Family Room	Main	11' 06" X 9' 02"
Laundry Room	Main	

SECOND LEVEL

Master Bed	2nd Level	18' 09" X 17' 03"
Ens Bath	2nd Level	3 Piece
Bedroom 2	2nd Level	13' 09" X 9' 03"
Bedroom 3	2nd Level	11' 01" X 10' 11"
Bedroom 4	2nd Level	11' 01" X 10' 11"
Full Bath	2nd Level	4 Piece

BASEMENT

Partial Bath	Basement	N/A
Recreation Rm	Basement	14' 08" X 13' 02"
Other	Basement	14' 01" X 10' 11"

Property Details

List Price:	\$ 519,000
Year Built:	1937 approx.
Lot Size:	50' x 100'
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	2 Garage Attached
Possession:	Dec 2008/ Jan 2009

Special Features

Exterior appeal:

- Located in the popular Civic Hospital neighbourhood
- Five minutes to downtown, shopping, Dow's Lake, Wellington and Preston Streets & the Parkdale Market
- Beautiful spacious home on a tree-lined street
- Landscaped front and rear yards
- Attached double garage with inside entry
- Private tiered backyard with patio, deck and covered rear porch

Interior appeal:

- Original charm and character intact including hardwood floors, leaded glass windows
- Elegant living room with wood burning fireplace
- Separate formal dining room, ideal for entertaining
- Unique L-shaped kitchen allows for two separate working areas
- Bright main floor family room/eating area overlooks the backyard
- Convenient main floor laundry area
- Spacious master bedroom with walk in closet & renovated 3 piece ensuite with double shower (2008)
- Great sized secondary bedrooms
- Full bathroom with pedestal sink
- Finished high basement with recreation room, storage area, and 2 piece bathroom
- High Efficiency Furnace and Central Air 2008

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Air Conditioning Unit in Master Bedroom, All Light Fixtures, Window Sheers and Blinds, Auto Garage Door Opener plus 2 remotes, Alarm System

Exclusions: Bedroom Valances, Living Room Drapes, Dining Room Drapes

All above mentioned information is believed to be accurate but is not warranted.