

Welcome to

711 Island Park Drive

Gorgeous sun-filled 4 bedroom Island Park home ideal for entertaining and family living. Old world craftsmanship beautifully maintained. Elegant living room with large bay window and wood burning fireplace flanked by leaded glass windows. French doors from living room to large dining room with access to both kitchen and main floor family room. Main floor family room boasts 3 piece bathroom and access to private garden & deck. 3rd floor is ideal for home office or teenager's retreat.

Room Dimensions

MAIN LEVEL

Living Room	20.05 X 14.03
Dining Room	13.06 X 13.00
Kitchen	15.06 X 13.11
Family Room	16.07 X 13.06
Powder Room	3 piece

SECOND LEVEL

Master Bed	15.00 X 13.09
Bedroom 2	13.08 X 13.07
Bedroom 3	12.07 X 9.11
Full Bath	4 piece

THIRD LEVEL

Bedroom 4	13.00 X 12.00
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BASEMENT

Laundry Room

Special Features

Exterior appeal:

- * Classic red brick exterior
- * Attractive flagstone walkway
- * Single car detached garage with ample surface parking on driveway.
- * Private garden with deck accessed from family room
- * Close to parks, shops, and Experimental Farm
- * Chimney rebuilt 2010
- * Garage roof and family room roof 2005

Interior appeal:

- * Old world craftsmanship beautifully maintained
- * Hardwood floors throughout
- * Cove ceilings in living and dining rooms
- * Bright living room with wood burning fireplace flanked by leaded glass windows
- * Built in shelves on either side of fireplace with glass doors and interior display lights.
- * French Doors leading from living room to entertainment sized dining room
- * Main floor family room with 3 piece bathroom and access to private garden and deck
- * Large, bright, eat-in kitchen.
- * Well proportioned bedrooms with lots of windows
- * 3rd floor ideal for home office or teenager's retreat

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Freezer, Washer, Dryer, Window Blinds, Drapes, Hot Water Tank, Built in desk on 3rd floor.

Exclusions: Curtains in Master Bedroom, Light Fixture in Family Room, Lantern in Backyard, Tall Bookcase in Living Room.

Property Details

List Price:	\$ 635,000
Year Built:	1927 approx.
Lot Size:	50' x 100'
Taxes:	\$6004/2009
Heating:	Hot Water gas 1998 Central Air Conditioning 2000
Parking:	Single detached garage + 4 in driveway
Possession:	July 29, 2010

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

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