

Welcome to 730 Island Park Drive

Spacious and well maintained four bedroom home on a beautiful double lot in the popular Civic Hospital/Island Park area. Elegant entertainment sized living and dining rooms with fireplace and hardwood floors. Main floor sunroom, den and powder room. Large master bedroom with full ensuite bath, walk-in closet and balcony. 3rd floor loft ideal for 4th bedroom or studio. Finished recreation room, enclosed porch, garage. Gorgeous backyard with perennial gardens and patio.

Room Dimensions

MAIN LEVEL

Living Room	Main	25.00 X 13.10
Dining Room	Main	13.04 X 13.01
Kitchen	Main	11.04 X 10.08
Den	Main	11.00 X 11.04-jog
Sunroom	Main	12.05 X 8.02
Enclosed Porch	Main	7.03 X 9.09
Powder Room	Main	2 piece

SECOND LEVEL

Master Bed	2nd Level	18.01 X 13.10
Ens Bath	2nd Level	5 piece
Bedroom 2	2nd Level	13.01 X 10.08 -jog
Bedroom 3	2nd Level	12.08 X 11.09
Full Bath	2nd Level	4 Piece

THIRD LEVEL

Bedroom 4	3rd Level	19.08 X 17.02 irreg.
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BASEMENT

Recreation Rm	Basement	16.01 X 13.07
Laundry	Basement	

Property Details

List Price:	\$ 775,000
Taxes:	\$6908/2009
Year Built:	1938 approx.
Lot Size:	116' x 116'
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank
Parking:	1 Garage Detached
Possession:	To Be Arranged

Special Features

Exterior appeal:

- * Located on a gorgeous double lot in the prestigious Civic Hospital/Island Park area
- * Lovely path leads to the stately front door
- * Private driveway with single detached garage
- * Landscaped front and rear yards
- * Large hedged backyard with perennial gardens and interlock patio
- * Roof resingled approximately 2003

Interior appeal:

- * Original charm and character intact including hardwood floors and cove ceilings
- * Popular center hall plan with entertainment sized rooms
- * Elegant living room with wood burning fireplace and three windows
- * Separate formal dining room with two built-in cabinets and two windows
- * Functional kitchen with ample cupboard space, leads to an enclosed porch/mudroom
- * Bright main floor sunroom overlooks the beautiful backyard
- * Convenient main floor den and powder room
- * Spacious master bedroom with full ensuite bathroom, walk in closet, and large west-facing balcony
- * Great sized secondary bedrooms
- * Updated full bathroom with pedestal sink
- * Third floor space ideal for 4th bedroom/studio
- * Finished basement with recreation room includes wood-burning fireplace, cold storage and laundry
- * Furnace 2003 and Central Air approx 2005

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Freezer, Alarm System, Auto Garage Door Opener, All Window Blinds

Exclusions: Dining Room Chandelier, 2 Light Fixtures in Master Bedroom, All Curtains

Note: vermiculite in attic - see Listing Agent for details

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