

# Welcome to 737 Island Park Drive

Stately 4 bedroom, 2 bathroom home w/3rd floor loft on a large lot. Elegant living room w/wood fireplace flanked by stained glass windows. Formal dining room w/built in display cabinets. Bright kitchen w/2 windows. Grand staircase w/balcony off landing. Master bedroom has 2 closets. Three additional great sized bedrooms. Fabulous 3rd floor loft has development potential. Basement w/rec rm, full bathroom, kitchen - perfect for nanny suite.

## Room Dimensions

### MAIN LEVEL

|                |      |               |
|----------------|------|---------------|
| Living Room    | Main | 25.00 X 13.07 |
| Dining Room    | Main | 14.11 X 12.06 |
| Kitchen        | Main | 12.06 X 9.05  |
| Enclosed Porch |      |               |

### SECOND LEVEL

|            |           |               |
|------------|-----------|---------------|
| Master Bed | 2nd Level | 15.00 X 12.08 |
| Bedroom 2  | 2nd Level | 14.00 X 10.00 |
| Bedroom 3  | 2nd Level | 13.07 X 12.00 |
| Bedroom 4  | 2nd Level | 12.08 X 8.00  |
| Full Bath  | 2nd Level | 4 piece       |

### THIRD LEVEL

|      |           |               |
|------|-----------|---------------|
| Loft | 3rd Level | 27.00 X 14.00 |
|------|-----------|---------------|

### BASEMENT

|                 |          |               |
|-----------------|----------|---------------|
| Rec. Room       | Basement | 17.01 X 16.03 |
| Laundry/Storage | Basement |               |
| Bathroom        | Basement | 4 piece       |
| Workshop        |          |               |

## Property Details

|                    |                              |
|--------------------|------------------------------|
| <b>List Price:</b> | \$ 659,000                   |
| <b>Year Built:</b> | 1940 approx.                 |
| <b>Taxes:</b>      | \$5,837.75/2008              |
| <b>Lot Size:</b>   | 72.0' X 103.6'               |
| <b>Heating:</b>    | Forced Air Gas - Central Air |
| <b>Rentals:</b>    | Hot Water Tank               |
| <b>Parking:</b>    | Single Detached Garage       |
| <b>Possession:</b> | TBA                          |

## Special Features

### Exterior appeal:

Attractive stately home with brick exterior  
Single detached garage with private driveway  
Oversized lot with mature trees  
Large private backyard with screened porch  
Prestigious Island Park neighbourhood  
Located close to schools, churches, parks, public transit, the Parkdale Market, the shops and restaurants of Wellington Street and Westboro

### Interior appeal:

Gracious home retains the original character and hardwood floors  
Entertainment sized living room with stained glass windows flanking a wood burning fireplace and large windows at each end of the room  
Separate formal dining room with two built-in display cabinets  
Spacious kitchen with white cabinets and two windows  
Gorgeous grand staircase to the second floor  
Spacious master bedroom with two closets and two windows  
Great sized secondary bedrooms  
Third floor loft offers great potential for master suite or family room  
Finished basement with recreation room, bathroom, workshop and laundry

**Inclusions:** Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings

\*\*This home is being sold 'As Is'. NO SPIS.

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