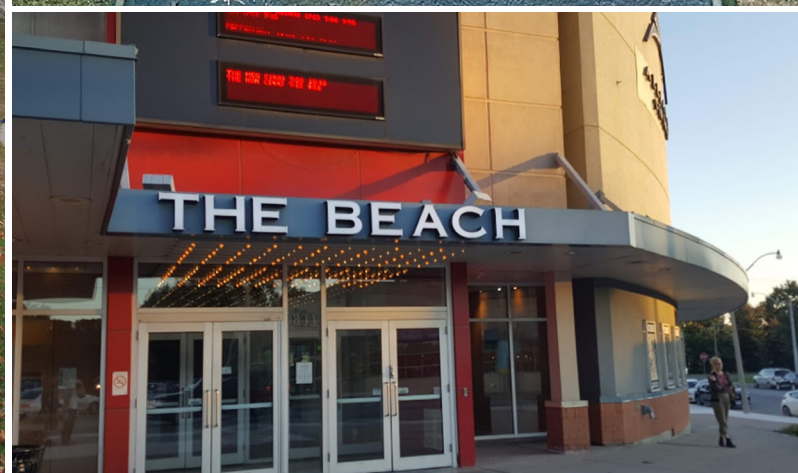


# WELCOME TO THE NEIGHBOURHOOD



4 Kingsmount Park Road is located at Kingston Road and Woodbine Avenue, on a serene tree-lined street and yet just steps to all amenities, including transit, community centres, grocery stores, and restaurants and stores on Gerrard Street East and Kingston Road. It is also surrounded by spacious parks, playgrounds, community centres, and walking distance to great schools.



SWEET HOME



SMART MOVES



GROWTH

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INTRODUCING  
**4 KINGSMOUNT PARK ROAD**

Presented by Shaun Hsu, Broker & Scott Garnett, Sales Representative | shsu@trebnet.com | sgarnett@trebnet.com | 416.966.0300

# WELCOME TO 4 KINGSMOUNT PARK ROAD

Welcome to this fantastic starter home or condo alternative in a high demand Upper Beaches neighbourhood, just steps to great parks and schools, the Beaches, and transit.

This solid semi-detached home is light filled with an open concept living and dining room with gleaming hardwood floors and brick fireplace.



The spacious and functional kitchen features enough room for a sunny breakfast nook and walk-out to the private back yard with idyllic wood deck, the ideal place to spend summer nights star gazing.

This is it...the perfect place for making memories. Don't miss out!

## THIS HOME HAS BEEN BEAUTIFULLY UPDATED & MAINTAINED

### 2014

- All remaining knob-and-tube converted to modern standard
- New fridge
- Gutted 2nd bedroom and created current closet configuration and sound insulation walls put in
- Installed 7 solid mahogany wood doors and pewter mortise hardware
- Replaced remaining three storm windows in master bedroom, living room, and second bedroom
- Custom built-in closet (master) and shelving (second bedroom)
- Cherry hardwood installed on second floor, stairs capped in oak
- Asbestos inspection done, ceiling containing asbestos removed

### 2015

- New furnace (two speed variable) and A/C unit

### 2017

- Hardwood oak floors on main floor refinished
- Roof resingled/retilled

### 2018

- New dishwasher
- Exterior electrical repaired

### 2019

- Bathroom fan replaced
- Screwless wall plates installed

# A LOOK AT THE HOME



### LIVING ROOM

14.43 x 11.81 feet

OPEN CONCEPT, BRICK FIREPLACE, HARDWOOD FLOOR



### DINING ROOM

11.81 x 11.48 feet

OPEN CONCEPT, HARDWOOD FLOOR, PICTURE WINDOW



### KITCHEN

15.09 x 10.5 feet

TILE FLOOR, BUILT-IN DISH-WASHER, WALK-OUT TO YARD



### KITCHEN

15.09 x 10.5 feet

TILE FLOOR, BUILT-IN DISH-WASHER, WALK-OUT TO YARD



### MASTER BED ROOM

13.45 x 11.48 feet

BUILT-IN CLOSET, HARDWOOD FLOOR, LARGE WINDOW



### BED ROOM

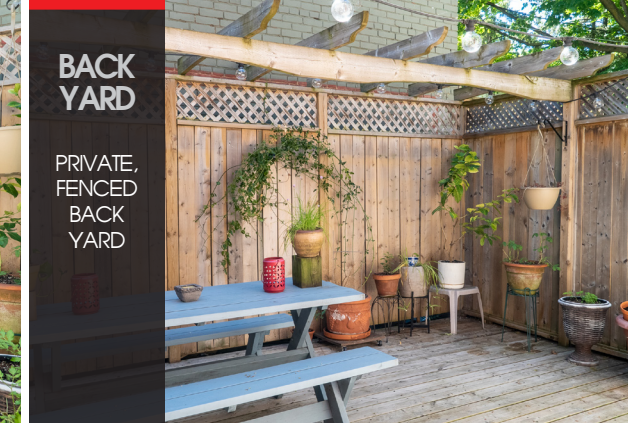
11.81 x 8.2 feet

BUILT-IN SHELVES, HARDWOOD FLOOR, CLOSET



### BACK YARD

PRIVATE, FENCED BACK YARD



### BACK YARD

PRIVATE, FENCED BACK YARD

## THE HOME AT A GLANCE

**Lot**  
17.17 x 65 feet

**Bedrooms**  
2

**Bathrooms**  
1x4

**Taxes**  
\$3,664.03 (2019)

**Heat**  
Forced air, gas

**A/C**  
Central air

**Basement**  
Unfinished

**Inclusions**  
Existing fridge, gas stove, built-in dishwasher, washer & dryer, freezer, central air conditioner, window coverings, electrical light fixtures. Hot water tank rental.