

H O M E



FOX MARIN

A Cardinal Throwback to an Early 20th-Century Family Home.

An Impeccable Well-Loved Property

17 HEDDINGTON AVENUE



Distinguished by cozy alcoves and airy chambers, this lovable 2.5 Storey, five-bedroom sun-washed Allenby family home reveals unsparing natural light, a luxuriant disposition and time-honoured architectural lineaments. A cardinal throwback to an early 20th-century build; traditional wainscotting, classic mouldings, custom trim & cathedral windows dusted with an inviting contemporary aesthetic. Exquisite landscaping and a private backyard oasis for a sizeable birthday celebration or an intimate summer BBQ. An impeccable & well-loved property with bountiful storage, a dreamy garage, fenced-in yard & superb shareable spaces - prime neighbourhood, accessibility and school district. A home meant for your forever memories!





GALLERY

FOXMARIN.CA

5 Reasons The Sellers Love their Heddington Home:

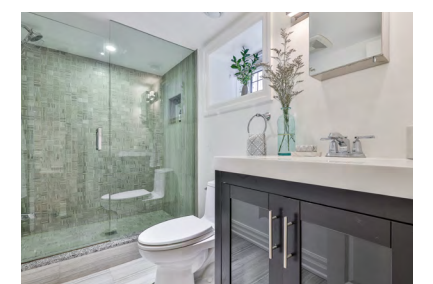
So many gathering spaces for people to hang out! Kids in the loft, teens in the basement, adults in the kitchen. We have had so many parties at our house during the holidays. We usually use the kitchen island as a buffet table and eat in the dining room. And, then, we gather on the lower level to play games. When our grandkids come, they have their own space upstairs - otherwise known as the “clubhouse”! We set it up with toys, games and crafts—so many great memories.

The house is bright all year round because we don’t have anyone on all three sides. We can even watch the sunset reflect off the buildings on Yonge Street, which is spectacular!

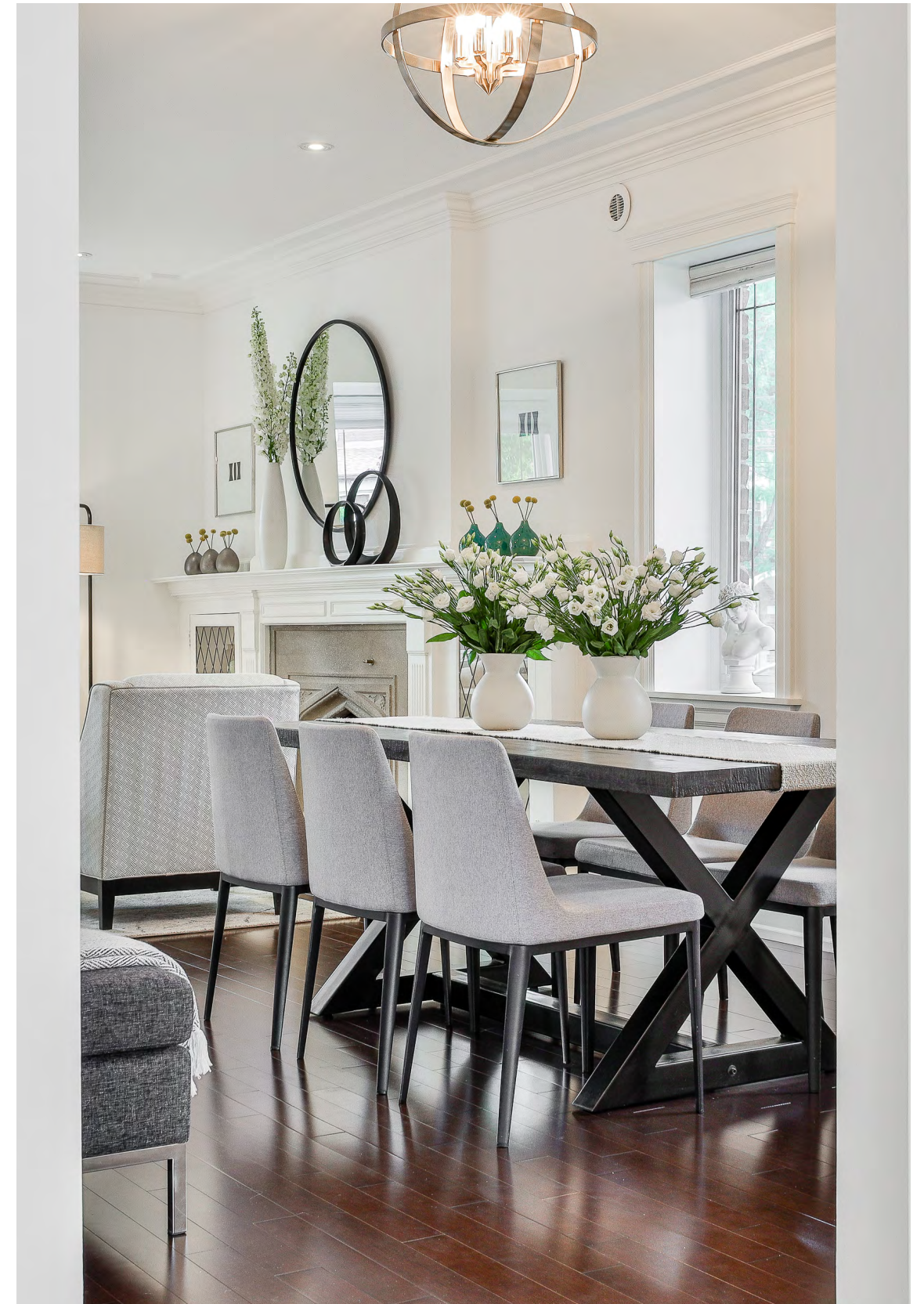
The mature trees give it a park-like feeling in the city. The fenced-in backyard is our private oasis. At the same time, we’re close to the park and trail for running & biking. Not to mention our daily meet & greets when we walk the dog!

Our neighbours are fantastic! If you leave the garage door open, they will text you and let you know. If you need a parcel picked up because you’re away, someone will scoop it up for you! People share names of excellent trades and contractors with each other! Each year a neighbour hosts a street BBQ, and Halloween is enormous on this street - we mean huge! You can’t walk the dog in a hurry because someone will want to stop and chat. Kids are playing ball hockey, riding their bikes or playing basketball in their driveways.

Walking distance to absolutely everything and anything we need! After dinner, a trip to Hotel Gelato, a ready meal from Summerhill Markets or a run for dry shampoo at Shopper’s (if you know, you know)!



May your walls
know joy; may
each room
hold laughter;
and may every
window open to
great possibility.



Eglinton Street West & Avenue Road

Lawrence Park South

2 1/2 Storey Detached

Corner Lot Size: 33.66 x 110.66

Above Grade: 2,682

Below Grade: 1,000

Bedrooms: 4 + 1

Washrooms: 4

Family Room

Fenced Yard

Two Car Detached Garage

Two Private Driveways

Six Car Parking

Full Finished Basement

Original Build: 1935

Custom Build: 2007

–

Included:

Double door stainless steel Viking refrigerator, Viking six burner gas stove & oven, integrated Viking hood fan, stainless steel Miele dishwasher, stainless steel Panasonic microwave, all electrical light fixtures, all window coverings, central vacuum & equipment, bar fridge (lower-level wet bar), microwave (lower-level wet bar), refrigerator (lower level), Nest thermostats, all closet built-ins, air conditioner(s), high-efficiency furnace.

Excluded:

Security safe, outdoor fridge, outdoor storage bins, gas barbecue, bear statue in backyard, storage in detached garage, storage rack in mechanical room.

–

When the house was rebuilt in 2005, it was custom-designed to replicate the look & feel of a classic 1930's Toronto home. The former owners were looking to protect the integrity of the street by designing a facade that was representative of the traditional architecture and style of the surrounding neighbourhood.





Utilities & Mechanics:
Property Taxes: (\$9,973.07 annual)
Average Hydro: (\$175 monthly, approx.)
Average Gas: (\$50 monthly, approx.)
Waste/Water/Sewage: (\$100 monthly, approx.)
Age of Roof (14 years)
Age of Windows (14 years)
Owned High-Efficiency Furnace (4 years)
Two, Owned Air Conditioning Units
Owned 160 Litre Hot Water Tank (4 years)
Electrical (200 amps), Copper Wiring
Fireplace (Non-Operational)
—
Technology:
Fibre-Optic High-Speed Internet
Living Room Built-in Bose Sound Speakers
Exterior Landscape Lighting
Irrigation Controls & Sprinkler System
Central Vacuum & Equipment
RING Door Bell
NEST Thermostats
Radiant Basement Flooring
Radiant Flooring Primary Bathroom
Heated Towel Bar Primary Bathroom
Back-up Generator

Upgrades

Seller Upgrades Since Purchase:
Complete Tech Services Listed
Extensive Custom Mouldings, Trim & Wainscotting
Freshly Painted Top to Bottom
Limitless Storage & Built-ins on All Levels

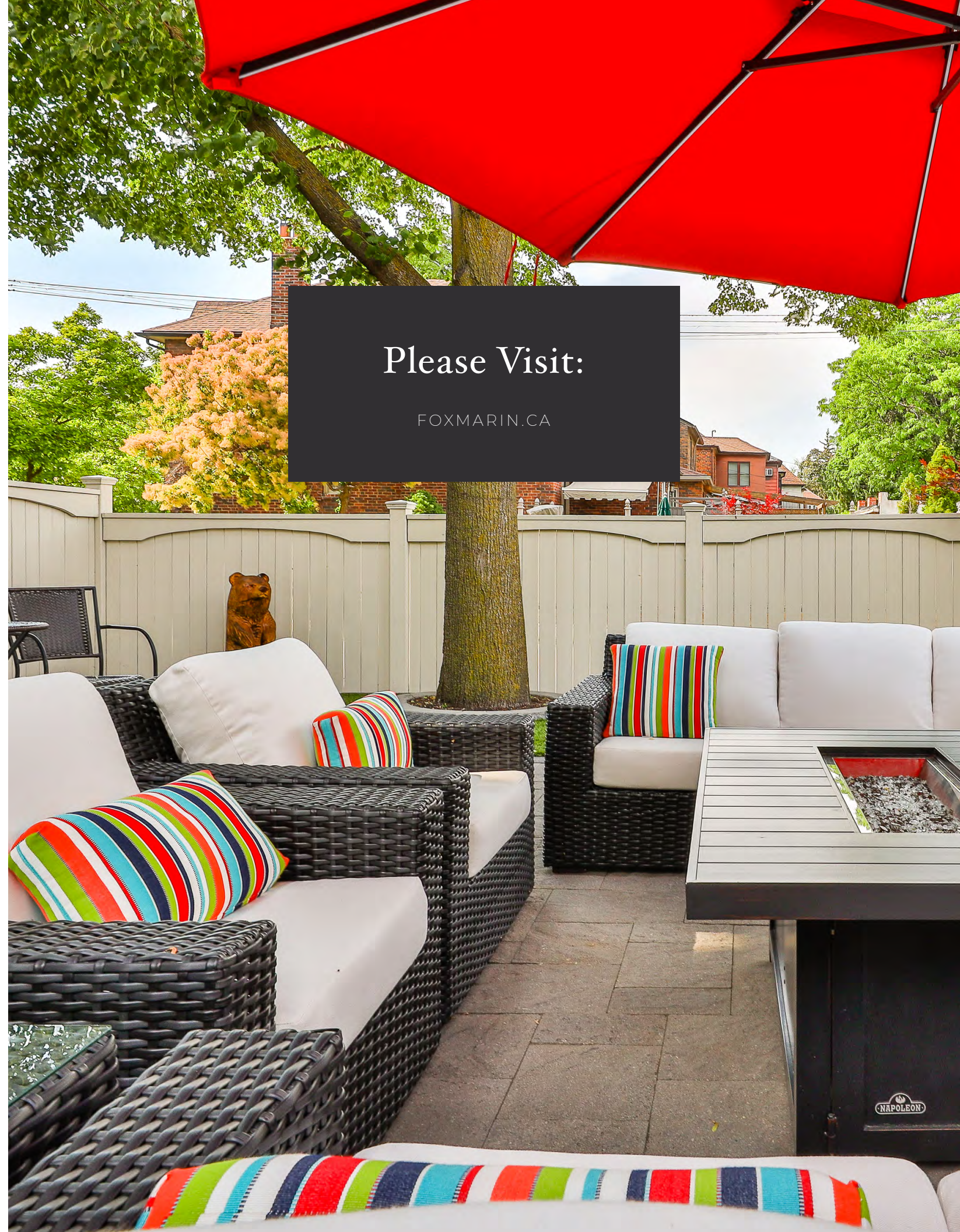
- Outdoor:
- Professional Landscaping including Cedars & Hydrangeas
 - Back Deck
 - New Stoning Throughout
 - Maintenance Free Artificial Grass
 - Fencing and Storage for Garbage & Recycling (non-visible from the street)
 - Front, Side & Rear - Complete Irrigation System (Hunter System on Timers & Zones)
 - All Soaker Lines (no spray)
 - Completely Maintenance Free Backyard Oasis
 - Outdoor Security Lights & Landscape Lighting
 - Back-up Generator

- Second Floor:
- Increased the Square Footage of the Primary Bedroom & Ensuite
 - Primary Walk-in Closet with Custom Built-ins
 - Addition of Second Washroom & Laundry Room
 - Crown Mouldings in 2nd & 3rd Bedroom

- Third Floor:
- Re-Configured to Add Fourth Bedroom with Built-in Storage
 - Spray Foamed
 - New Flooring

- Lower Level:
- Added Additional Bedroom/Private Office Space
 - Wall Tiling
 - Custom Wainscotting
 - Custom Storage Under Stairs
 - New Porcelain Flooring Throughout
 - Radiant Flooring (Warm in Winter & Cool in the Summer)
 - New Boiler System

Investment: Over \$300,000



Please Visit:

FOXMARIN.CA



FOX MARIN

Let's Connect

Ralph Fox, *Broker Of Record, Managing Partner*

Kori Marin, *Broker, Managing Partner*

hello@foxmarin.ca | 416 322 5000

Sage – Fox Marin Associates Ltd., Brokerage | *Independently Owned and Operated*