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SCARBORO



508

SALEM AVENUE, SW

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HOUSE OF REAL ESTATE

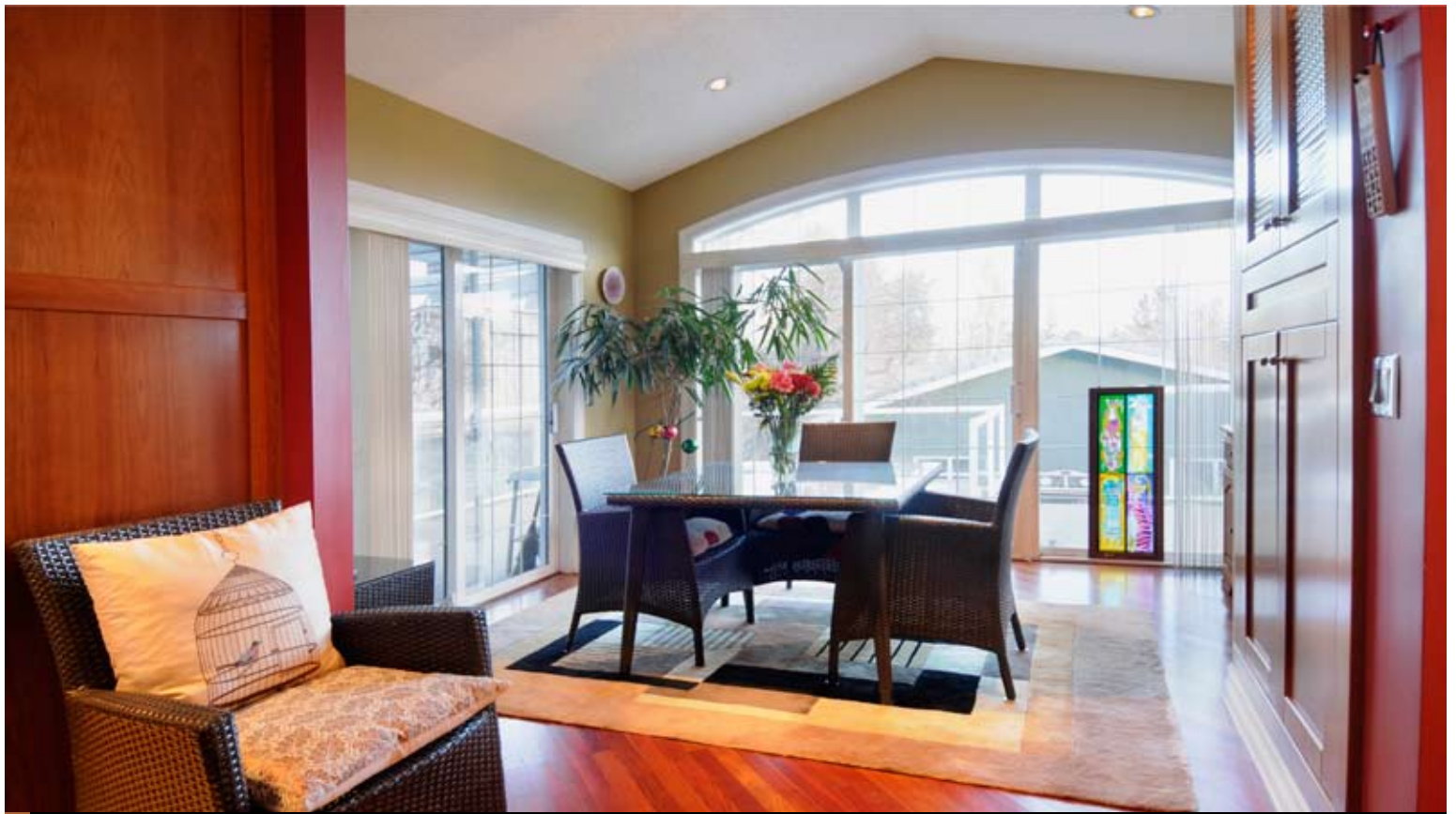
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The formal dining room can easily accommodate 6-8 guests and boasts a convenient built-in china hutch and rich hardwood flooring. Your dinner guests can retire to the adjacent living room while you clear the table after the meal is finished.



The chic island-style kitchen is sure to impress the chef in your family with its premium stainless steel appliances, stylish glass tile backsplash, full-height cabinetry with accent lighting and plenty of prep space on the granite and stainless steel-topped island.

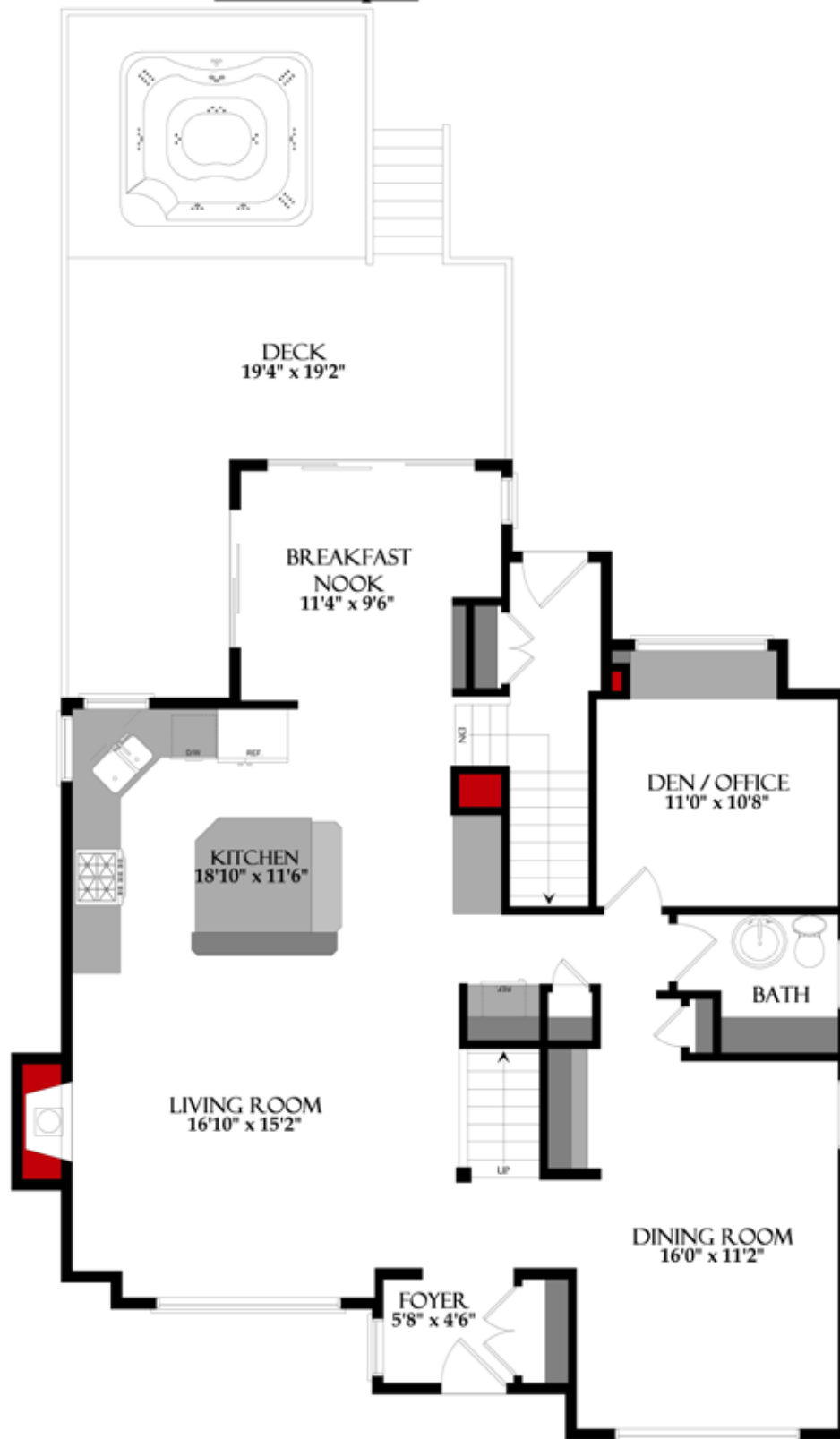


The bright, vaulted breakfast room enjoys tranquil views of the backyard with deck and hot tub. This is the perfect room to relax with a hot cup of coffee and read the morning newspaper or the latest bestseller.

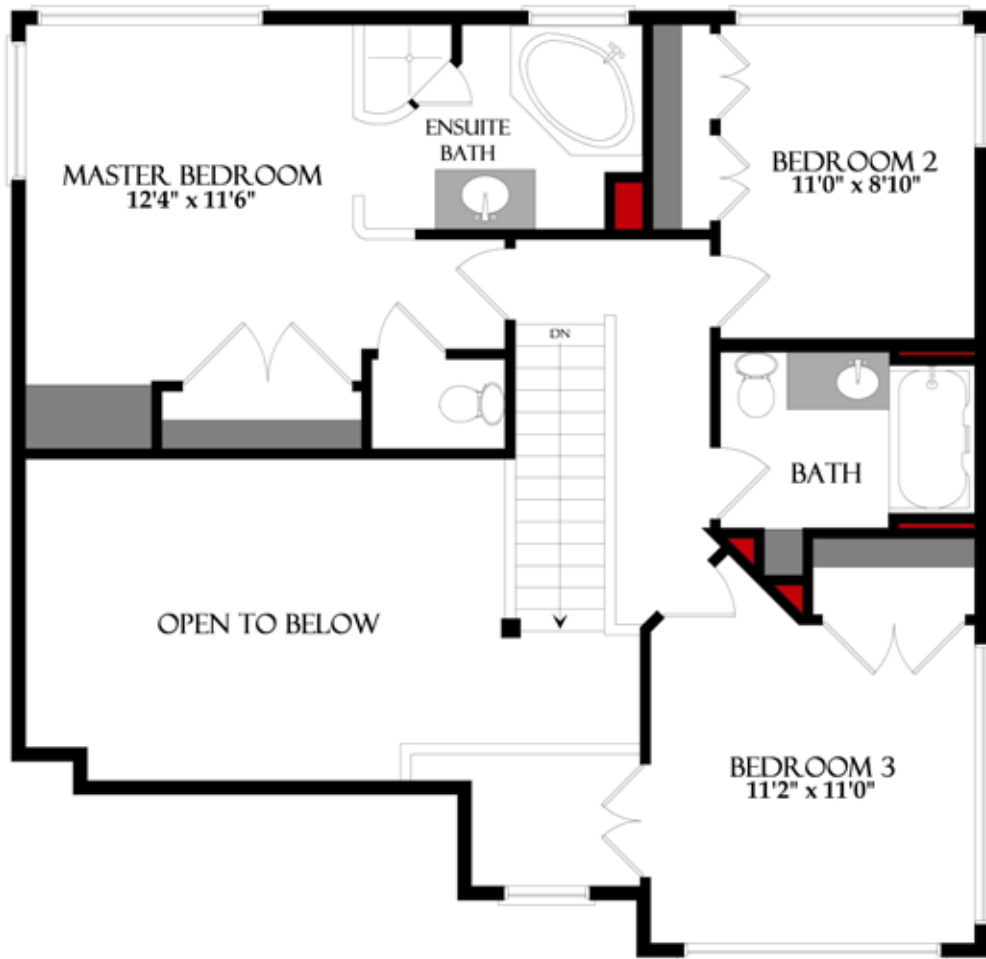


There's nothing quite like relaxing by a wood burning fire on a cold winter's day. This beautiful vaulted living room boasts a wall of windows and a cozy oversized wood-burning fireplace, with log lighter, set in a stone tile facade.

TOTAL - 2013.93 Sq.Ft.
MAIN LEVEL - 1190.32 Sq.Ft.



UPPER LEVEL - 823.61 Sq.Ft.





The upper level in this home is host to 3 bedrooms including this wonderful vaulted front bedroom which boasts city views, a huge walk-in closet and a loft space which overlooks the living room below.



The fully developed basement has plenty of space to host movie night for friends and family. There is a full wall of built-in storage for media components and books and a convenient 3-pc bath, with heated flooring, located close by.

PROPERTY FEATURES

District:	C011 - Scarboro	MLS:	C3504602
Legal:	Plan 5700AG, Block 247, Lot 17	Rooms:	7/3 with Den
Zoning:	R-C1	Taxes:	\$5,725 (2011)
Occupancy:	Seller	Year Built:	1945 (extensively renovated 2002)

Style:	2 Storey	PRICE:	\$950,000
Lot:	40' x 150' (12.2m x 45.7m)	Front Exposure:	South
Size:	2014 SF (187.09 m2)	Landscaped:	Yes
(Lower):	824 SF (76.51 m2)	Fenced:	Yes
Flooring:	Hardwood, carpet, tile	Exterior:	Stucco
Heating:	Forced-Air (1) & In-Floor	Roof Type:	Tile
Fireplace:	Yes (1) wood-burning w/ log lighter	Possession Date:	45 days/negotiable

MAIN LEVEL		UPPER LEVEL	
Den:	11'0" x 10'8"	Master Bedroom:	12'4" x 11'6"
Great Room:	16'10" x 15'2"	Bedroom 2:	11'0" x 8'10"
Kitchen:	18'10" x 11'6"	Bedroom 3:	11'2" x 11'0"
Nook:	11'4" x 9'6"	Family Room (bsmt):	23'10" x 19'8"
Dining Room:	16'0" x 11'2"	Laundry Room (bsmt):	11'2" x 10'10"
Bathrooms:	(4) 1 - Two piece, 1 - Three piece, 1 - Four piece, 1 - Four piece ensuite		
Basement:	Full: fully finished to include a family room, library, laundry room & full bath		
Parking:	Triple detached garage with remote door access (27'4" x 27'4")		

INCLUDED IN PRICE

Stainless steel kitchen appliances to include: Jenn-Air SxS fridge, Jenn-Air gas stove, Jenn-Air microwave/hoodfan, Jenn-Air dishwasher, Whirlpool trash compactor, garburator. Also included are all window coverings, vacuum system and all attachments, (2) garage door openers & (2) remotes, alarm system, (1) air conditioner, hot tub, beverage fridge. Exclusions: washer & dryer, mirror in main floor bathroom

REMARKS

Completely updated 2-storey on beautiful tree lined street in desirable Scarboro. Virtually rebuilt from the foundation up starting in 2002 and features: Updated kitchen w/ granite & stainless steel countertops & top-of-the-line stainless steel appliances, 4 bathrooms, solid cherry cabinetry, built-ins & hardwood flooring, vaulted ceilings, designer lighting, wiring, sound system, plumbing, heating (including in-floor heat in basement), air conditioning, clay tile roof, heated triple garage, & fenced yard w/ pergola and 2-tiered deck w/ hot tub. The home is fully developed & offers 3 bedrooms, 4 bathrooms, spacious living room w/ vaulted ceiling & oversized wood-burning fireplace, adjoining kitchen w/ large 2-tiered centre island, full height cherry cabinetry, separate computer/telephone desk w/ granite countertop, bar alcove w/ built-in cabinetry & wine fridge, breakfast room w/ vaulted ceiling and windows on three sides overlooking the garden and opening to the deck w/ hot tub & gas line for BBQ. Also on the main floor a large formal dining room w/ built-in china cabinet, den w/ window seat, & powder room w/ imported Italian pedestal sink. Ascend the hardwood stairs to find 3 bedrooms including the master bedroom w/ vaulted ceiling, 2 built-in closets, 4-pc ensuite w/ corner bubble-jet tub. The 2 additional bedrooms both offer wonderful city views & are set on either side of a large 4-pc bath. The front bedroom has a walk-in closet & a balcony overlooking the living room. The basement is developed w/ in-floor heat, family/media room w/ built-in entertainment centre, library area w/ wall of built-ins, 3-pc bathroom & large, bright laundry room. Walking distance to highly acclaimed Sunalta Elementary School. Welcome home to 508 Salem Avenue!

"Information concerning this premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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SCAN CODE FOR MORE PROPERTY DETAILS & PHOTOS

A QR code is simply a barcode on steroids, designed to be read by a Smartphone. They are used for encoding information in two-dimensional space — like in magazines, on signs, buses, business cards and more. The information encoded may be text, a URL, or other data. So, how do you read one of these codes? All you need is a Smartphone with a QR reader (a cell phone with a camera that is connected to the internet). If your phone doesn't already have a QR Reader built in, there are many free QR Reader apps in you phone's App Store. Now that you know what they are, have fun with them and start scanning!

