



# Custom Realty Services Inc. - Brokerage

## Bungalow For Sale @ \$569,000

*"Sunnylea Neighbourhood"*



*" FABULOUS ROYAL YORK AND BLOOR AREA OF ETOBICOKE "*

- Excellent location – walk to subway, shopping, churches and good schools
- Ready to live-in - excellent potential for renovation/addition
- Well maintained Bungalow - freshly painted - newly refinished hardwood floors
- New kitchen flooring • Main floor 4-piece washroom
- Dining Room/Living Room with leaded glass door, and wood burning fireplace
- Two bedrooms - hardwood under broadloom
- Central Air and forced air gas heating (with humidifier)
- Basement with separate entrance, above grade windows, finished recreation room with dry bar (artificial F/P), large laundry room, 3-piece washroom, utility room, and lots of storage
- Garden/solarium shed • Garage with upper level storage with B/I ladder
- Realty Taxes (2007 Year) - \$4,016.89
- Existing light fixtures, window coverings & appliances are included – as is condition

*For further information contact:*

**Mary Wojas, Broker of Record**

**905.624.1700 or 416.801.1700 (c)**