

- EXCLUSIVE SALE -

194 Sheldrake Blvd – Sherwood Park

Property Information:

Attention Builders, Renovators & Dream Home Designers! The perfect platform to customize your dream home or use the land to start from scratch! Perfect location & Tranquil settings. Sheldrake Blvd. is a prime street in North Toronto with access from both Yonge St. and Mount Pleasant Rd. This detached 2-storey dwelling is located steps from the picturesque Sherwood park, offering great hiking trails and off-leash dog facilities. As well, walking distance to all the high end retail and shops along Yonge St. This sought-after location is the place to be! Build your dream home in the heart of Uptown Toronto with convenient access to all the wonderful local amenities and transportation along Eglinton Ave., Mount Pleasant Rd & Yonge St. Property is being sold in "as is", "where as" condition with no warranties or representations. Walk the lot by appointment only.

Property Details:

Style:	Detached 2 storey dwelling
Layout:	6/2/ 2x4pc. 1x2pc.
Basement:	Part finished with Walk-Up to Rear Yard & Separate Side Entrance
Lot Size:	25.00 x 150.00
Taxes:	\$7,178.45
Comfort Systems:	Forced Air Gas & Central A/C
Parking:	Built-in 1-Car Garage/ Private Driveway
Rentals:	HWT (\$34.69 /mth)

Inclusions: GE Stainless Steel Microwave; Maytag Dishwasher; Electrical Light Fixtures (except where excluded)

Exclusions: Dining Room Chandelier; 1x2pc. Light Fixture; Kitchen-Aid Stainless Steel Fridge; GE Profile Stainless Steel Stove; Living Room TV & surround sound system; Master Bedroom Blinds; Samsung Washer & Dryer; All Artwork throughout; Selective Garden Plantings, Garden Lighting; Exterior Garden Posts.

**The Seller has the right to remove any garden plants, shrubs or perennials of their choice prior to closing.

EXTERIOR FEATURES

Situated on a 25 x 150ft lot. Build a home to reflect the beauty of this mature & exquisite perennial garden with interlocking patio stones, walking garden path & privately fenced throughout. House is occupied. Please book an appointment with the office to walk the lot. Dwelling sold in "as is" condition.

