

132 Grandravine Dr – York University Heights

Property Information: Be in the heart of York University Heights with immediate access to transit and walking distance to surrounding neighbourhood amenities; parks, subway line (to Yonge/University), community centres and local schools. This upgraded and well-maintained raised bungalow is centrally positioned in the area, offering the perfect location for the transit commuter, the student or multi-generational families. This semi- raised bungalow has a sought-after layout for both end users and investors. Just move in and enjoy! Do not miss out!

Property Details:

Style:	Semi-detached Raised bungalow
Layout:	6 /3 +1 / 1x4pc. & 1x3pc.
Basement:	Finished/ Separate Entrance
Lot Size:	31.46 x 138.00 ft
Taxes:	\$3016.51
Square Footage:	As per floor plan
Comfort Systems:	Forced Air Gas & Central Air Conditioning
Parking:	Built-in 1 car garage; paved driveway & interlocking pathways
Rentals:	Hot Water Tank

Inclusions: All electrical light fixtures; all drapes & blinds throughout; Two (2) fridges; two (2) stoves; two (2) vent hoods; Amana Washing Machine (basement); Kenmore Dryer (basement); Blomberg Stackable Washer & Dryer (main level); bathroom mirrors, shower rods, basement shower curtains; bathroom towel attachments; standing storage cabinet in basement bathroom; laundry room shelving (basement); outdoor patio table and associated chairs.

Exclusions: Main level dining room mirror.

PROPERTY FEATURES

Upgraded on both the interior and exterior of the property! Main level consists of an open concept living & dining area with walkout to front balcony; upgraded eat-in kitchen and bathroom with lots of storage space; 3 bedrooms and laundry on both the main and basement levels. Walkouts to the front, side & rear yard. Refinished hardwood flooring and ceramic tiling throughout the main level. The basement features a beautiful, recently painted In-law suite. It includes an eat-in kitchen, recreation room with wood fireplace ("as-is" condition) and laminate flooring throughout. Exterior features include interlocking stone front pathway, side walkway and rear patio, and is fully enclosed by a fence (2017). Built-in one car garage and plenty of private parking! Seller does not warrant any retrofit status for second kitchens.



Prospective buyers should satisfy themselves as to the accuracy of the information contained in this features sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. This is not intended to solicit parties under any agency contract.

PROPERTY INFORMATION

MAIN LEVEL

Kitchen:

- Eat in kitchen
- Large sitting area
- Upgraded Backsplash
- Ceramic floor
- Pantry

Dining:

- Hardwood flooring
- Combined with living area
- Access to kitchen and hallway

Living Room:

- Hardwood Flooring
- Combined with dining area
- Walkout to front balcony
- Access to front entrance & eat-in kitchen

Primary Bedroom:

- Broadloom
- Closet
- Window overlooking rear yard

Second Bedroom:

- Broadloom
- Closet
- Window overlooking rear yard

Third Bedroom:

- Hardwood flooring
- Closet with stacked laundry
- Window

Bathroom 1x4 pc:

- Ceramic Flooring
- Full shower and bathtub
- Upgraded cabinetry

*Seller does not warrant any retrofit status for the second kitchen.

BASEMENT LEVEL:

- Recently Painted Throughout

Kitchen:

- Closet
- Track Lighting
- Double Sink
- Crawl/storage space with shelving
- Eat-In Kitchen
- Separate Front Entrance
- Laminate Flooring

Recreation Room:

- Laminate Flooring
- Wood Fireplace 'as is' condition (Closed)
- Crawl space/storage
- Window

Bedroom:

- Laminate Flooring
- Window

Bathroom:

- 1x3 pc
- Ceramic flooring
- Large Ceramic Shower with lighting
- Upgraded cabinetry

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