

# ***Special Features Of This Lovely Home***

## **Property HIGHLIGHTS**

- ✓ Rare 5-bedroom detached on a quiet tree-lined street in a well-established Bridlewood neighbourhood near Pharmacy & Huntingwood
- ✓ Estate sale - impeccably maintained by the owner for many years
- ✓ Fully fenced, private back yard - perfect for kids or pets
- ✓ Structurally solid, spacious home - perfect 'bones' to make your personal upgrades / updates
- ✓ Main floor library / home office just inside the front door
- ✓ Hardwood under the main floor carpet
- ✓ Floors recently sanded on the 2nd level
- ✓ Brick wood fireplace in the lower level recreation room
- ✓ Super easy to get anywhere... public transit to the subway & 5-minute access to either the Don Valley / 404 or to Highway 401
- ✓ Fun for every member of the family - safe back yard to play in and lots of neighbourhood amenities for all ages including nearby parks, golf club, tennis club, public, catholic and high schools and Fairview Mall for shopping
- ✓ Could easily add a lower level bathroom to accommodate extra family members



Real Estate Sales Rep at  
RE/MAX Hallmark Realty Ltd Brokerage

**416-465-7850**



[LivingInToronto.com](http://LivingInToronto.com)

[UltimateHomeBuyersGuide.com](http://UltimateHomeBuyersGuide.com)

# **CALL THIS HOUSE 'HOME'**



## **28 KILKENNY DRIVE**

**An A. B. Cairns Quality Bridlewood Home**

View more colour photos, the individual floor plans and a video tour of this home PLUS the neighbourhood features at

**LIVINGINTORONTO.COM**



See More Photos And Community Information At...  
**LivingInToronto.com**

**Toronto's Real Estate Team - Thomas Cook & Partners**

Sales Reps at RE/MAX Hallmark Realty Ltd Brokerage 416-465-7850

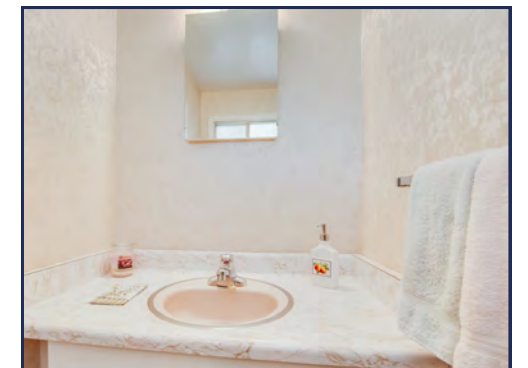
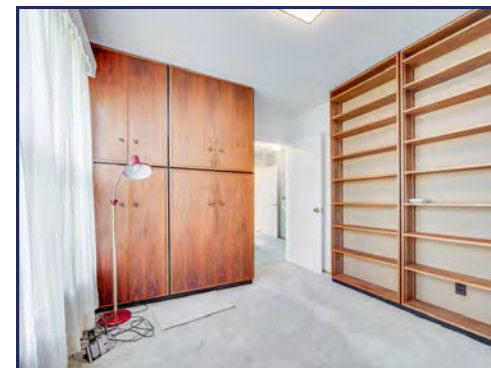
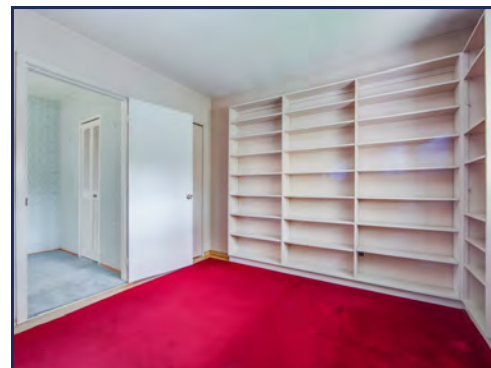
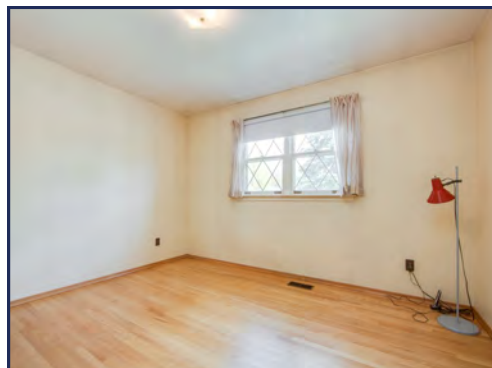


Fabulous  
Bridlewood  
Community

Great  
neighbours &  
great location



Parks, schools,  
TTC & major  
highways  
nearby - you've  
got it all



**This spacious brick 5-bedroom home is perfect for your family**



# List Price

# \$1,048,000

## Affordable Monthly Costs

Property Taxes = \$4,155 (2016)

Heating = \$2,950

Hydro = \$2,404

Water/Garbage = \$700

Hot water tank rental = \$180

**Total amortized monthly = \$866**



## List Of Neighbourhood Features

<b>Elementary Schools - Public</b>	Bridlewood Junior Public School, 60 Bridlewood Blvd GR. JK-06 J B Tyrrell Senior Public School, 10 Corinthian Blvd GR. 07-08
<b>Elementary - Catholic</b>	St. Aidan Catholic School, 3521 Finch Avenue East
<b>High School - Public</b>	Sir John A Macdonald Collegiate Institute, 2300 Pharmacy Ave GR. 09-12 Bendale Business and Technical Institute, 1555 Midland Ave GR. 09-12
<b>High School - Catholic</b>	Mary Ward Catholic Secondary School, 3200 Kennedy Road
<b>Local Parks</b>	Bridlewood Park; North Bridlewood Park; Stephen Leacock Park
<b>Community / Rec Centre / Public Swimming Pools / Leisure Activities</b>	L'Amoreaux Park and Sports Complex, 100 Silver Springs Blvd; Tam O'Shanter Golf Club, 2481 Birchmount Rd; Bridlewood Tennis Club, 445 Huntingwood Dr; Bridlewood Park, 445 Huntingwood Dr; North Bridlewood Park, 11 Adencliff Rd; Fairglen Park, 16 Corinthian Blvd
<b>Library</b>	Pleasant View, 575 Van Horne Ave; Bridlewood, 2900 Warden Ave
<b>Major Shopping Centres / Entertainment</b>	Fairview Mall, 1800 Sheppard Ave E; Bridlewood Mall, 2900 Warden Ave; Agincourt Mall at Sheppard & Kennedy, Scarborough Town Centre, 300 Borough Dr; Bayview Village Shopping Centre, 2901 Bayview Ave
<b>Transportation Access / Highways</b>	Public transit service E-W along Sheppard, Finch and Huntingwood, N-S along Victoria Park and Warden; easy access to major highways; Agincourt, Scarborough Centre and Milliken GO Stations close by
<b>Hospital</b>	The Scarborough Hospital - Birchmount Campus, 3030 Birchmount Rd; North York General Hospital, 4001 Leslie St

*Buyers should verify all school information themselves—May be enrollment restrictions*

## 28 Kilkenny Dr, Toronto, ON

Total Exterior Area Above Grade 1897 sq. ft.



### Main floor

Exterior Area 911 sq. ft.



### 2nd floor

Exterior Area 986 sq. ft.



### Basement

All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://yourguide.com/measure/>.

PREPARED FOR: Thomas Cook - Toronto's Real Estate Team  
ABR, SRES, RE/MAX Circle Of Legends Award Holder  
RE/MAX Hallmark Realty Ltd Brokerage

# Floor Plans



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