



Welcome to 9 Homeview Ave



*Impeccably Updated & lovingly Cared for Detached Home
High-End & Stylish Finishes Throughout*



Cameron Weir, Sales Representative (416) 578-5400 Cameron@TheWeirTeam.ca

Scott Hanton, Broker (416) 887-2530 Scott@TheWeirTeam.ca

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533

www.TheWeirTeam.ca



Modern Open-Concept Living Area



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Elegant Formal Dining - Hardwood Floors Throughout



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Spectacular Chef's Kitchen with 4 Burner Gas Cook-Top



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Bright & Beautiful Master Bedroom



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*3 Large Bedrooms Plus a Bonus Sitting or Play Area
Drop-Down Ladder Access to an Additional 3rd Floor Room*



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Separate Basement In-Law Suite with its Own Private Entrance



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Large, Quiet, Fenced-in Backyard



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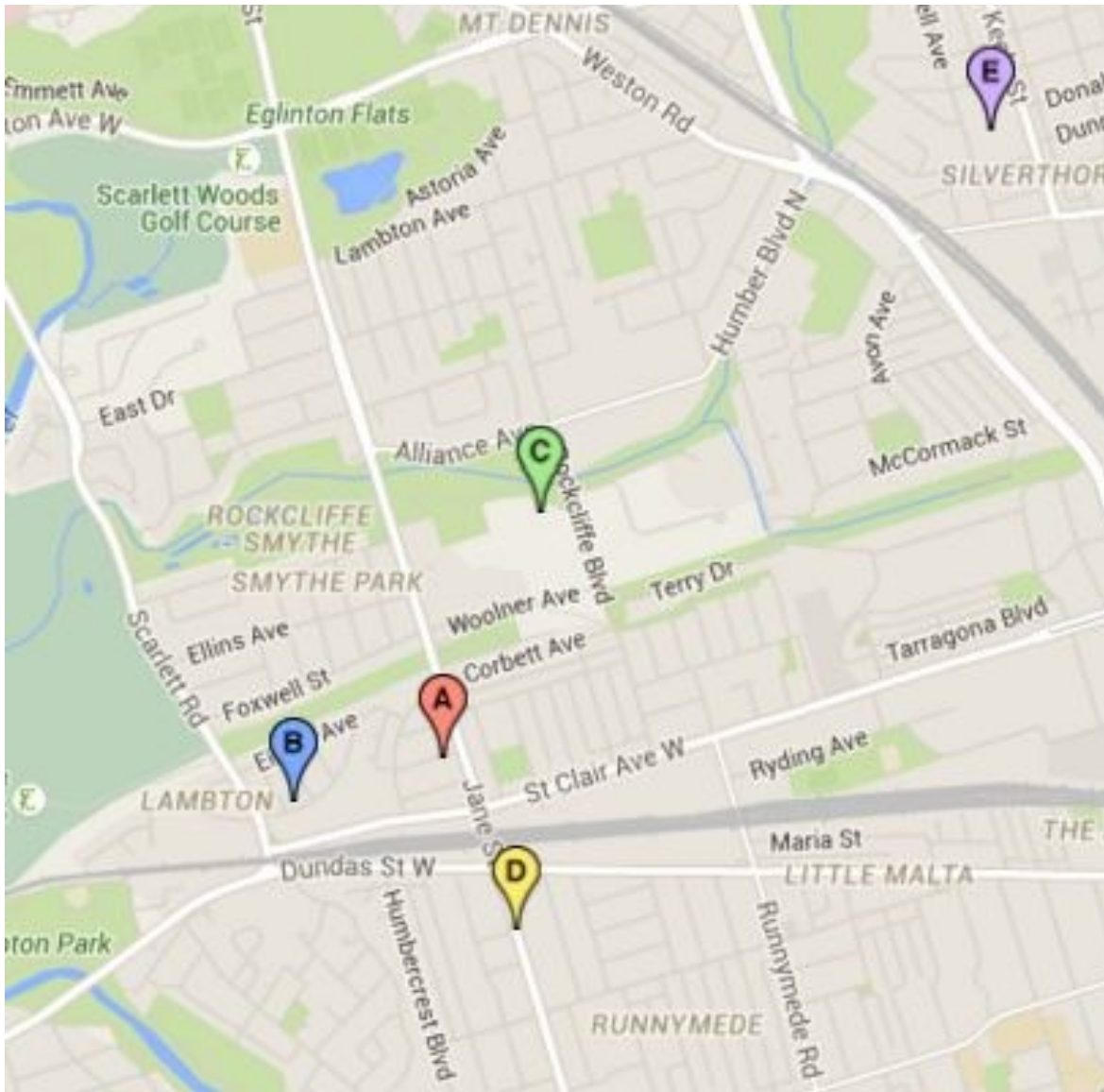
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Over \$175K Spent on Home Improvement Since 2010

(As per owner)

<i>Year</i>	<i>Description</i>
2011	<i>Basement Apartment Construction</i> <i>Full Electrical Wiring & 200a Service</i> <i>Top floor Hardwood Flooring</i> <i>Basement Kitchen Cabinets & Counter</i> <i>Master Bedroom Built-In Closets</i> <i>High Efficiency Furnace /AC with DC Motor</i> <i>Attic Floor Built-In & Blow-In Insulation Added</i>
2012	<i>9x12' Shed with 10' Ceilings (With Power)</i> <i>Back Deck</i> <i>Landscaping– Interlock</i> <i>Main Kitchen– All New Appliances, Spray foam to Walls</i> <i>New Hardwood Flooring, Electrical & Plumbing</i>
2013	<i>Backyard Fence</i>
2014	<i>Front Porch Enclosure (4-Season/ Has Heating)</i> <i>Laundry Room New Tiles</i> <i>Windows Throughout the House (Energy Star/ Low E Argon)</i> <i>Main Bathroom– In-Floor Heating</i> <i>Baseboard Heaters Added to Laundry Room & 2nd Floor</i>
2015	<i>Hunter Douglas Window Coverings</i> <i>Upstairs Bedroom Doors replaced</i> <i>Driveway Paved</i> <i>Interlocking Stone Repair</i>



A)	9 Homeview Ave		
B)	Lambton Park Community School (GR. JK-06)	50 Bernice Cres	(416) 394-3070
C)	Rockcliffe Middle School (GR. 06-08)	400 Rockcliffe Blvd	(416) 394-3100
D)	Runnymede Collegiate Institute (GR. 09-12)	569 Jane St	(416) 394-3200
E)	George Harvey Collegiate Institute (GR. 09-12)	1700 Keele St	(416) 394-3180

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