



**RANDY YETMAN**, FRI, MVA, Broker & Appraiser, since 1975  
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9  
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[randy@randyyetman.com](mailto:randy@randyyetman.com) [www.RandyYetman.com](http://www.RandyYetman.com)



proudly presents;  
**8 Keywell Court, "SUNNYLEA"**  
Offered at \$1,499,000.



## **CUSTOM BUILT (rebuild) HOME On Quiet South Sunnylea Street**

- **FOUR + BEDROOMS**
- **FIVE BATHROOM**
- **Oversized 2 car garage**
- **2 gas fireplaces**
- **Stainless steel appliances**
- **Main floor den (office)**
- **Main floor family room**





Toronto W07 Stonegate-Queensway Toronto 119-9-R

**Taxes:** \$6,000.00 / 2016

Lot 36 Of Plan P15640

Detached

2-Storey

**Lot: 57 x 118.95 Feet**

**Irreg:** Irregular Shaped, Narrows At Rear

Dir/Cross St: Prince Edward - Berry

**Front On: N**

**Acre:**

**Rms:**  $10 + 3$

**Bedrooms: 4**

**Washrooms: 5**

1x6x2nd, 1x5x2nd, 1x4x2nd,  
1x2xMain, 1x2xBsmt

**MLS#:** W3713356

**Possession: 30 Days - Tba**

**PIN#:** 075040028

ARN#: 191901770001500

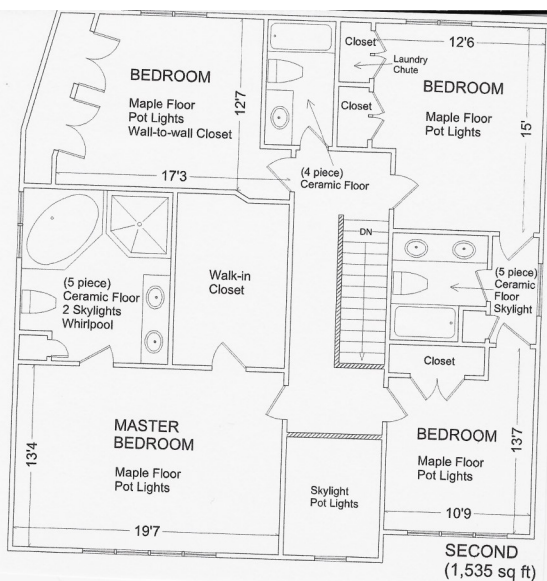
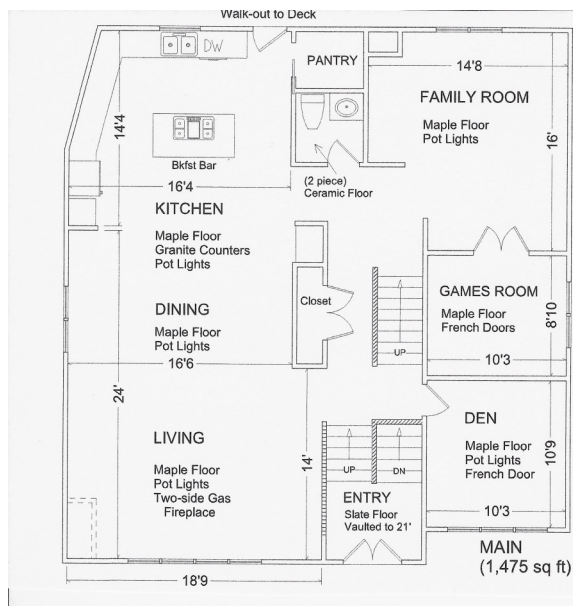
<b>Kitchens:</b>	1	<b>Exterior:</b>	Stucco/Plaster	<b>Zoning:</b>	Residential
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Full	<b>Garage:</b>	Built-In / 2.0	<b>Hydro:</b>	
<b>Fireplace/Stv:</b>	Y	<b>Park Spcs:</b>	5	<b>Gas:</b>	
<b>Heat:</b>	Forced Air / Gas	<b>UFFI:</b>		<b>Phone:</b>	
<b>A/C:</b>	Central Air	<b>Pool:</b>	None	<b>Water:</b>	Municipal
<b>Central Vac:</b>	Y	<b>Energy Cert:</b>		<b>Water Supply:</b>	
<b>Apx Age:</b>	6-15	<b>Cert Level:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>	2500-3000	<b>GreenPIS:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>	1159000 / 2016	<b>Prop Feat:</b>		<b>Farm/Agr:</b>	
<b>Elevator/Lift:</b>				<b>Waterfront:</b>	
<b>Laundry Lev:</b>	Lower			<b>Retirement:</b>	
<b>Phys Hdcp-Eqp:</b>				<b>Oth Struct:</b>	

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	5.70	x 4.30	Gas Fireplace	Open Concept	Hardwood Floor
2	Dining	Main	5.00	x 3.00	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	4.70	x 4.55	Open Concept	Granite Counter	W/O To Deck
4	Family	Main	4.90	x 3.70	Hardwood Floor	Pot Lights	
5	Games	Main	3.10	x 2.65	French Doors	Hardwood Floor	Pot Lights
6	Office	Main	3.40	x 3.10	Hardwood Floor	Pot Lights	
7	Master	2nd	5.95	x 3.95	W/I Closet	5 Pc Ensuite	Hardwood Floor
8	2nd Br	2nd	4.40	x 3.90	Double Closet	Hardwood Floor	5 Pc Ensuite
9	3rd Br	2nd	3.40	x 3.25	Double Closet	Pot Lights	5 Pc Ensuite
10	4th Br	2nd	4.40	x 3.80	His/Hers Closets	Pot Lights	Hardwood Floor
11	Rec	Bsmt	5.50	x 5.20	Gas Fireplace	Wood Floor	Above Grade Window
12	Laundry	Bsmt	3.90	x 1.65	Finished	2 Pc Bath	

**Client Remks:** Desirable South Sunnylea Location! All Renovated (Rebuilt 2005) 2 Storey Home - Move-In Ready! 4 Bedrms. 4 Bathrms, Oversized 2 Car Garage, Fenced Yard. Quick Access To Ttc (1 Bus To Subway), 3 Min. To Qew (Short Commute Downtown) Enjoy Trendy Bistros, Restaurants & Shopping Along Bloor Street And The Queensway. Note: Bsmt 2Pc Includes R/I For Shower.

**Extras:** Fridge, 5 Burner Gas Range W/Down Draft Exhaust, Dishwasher, Front-Load Washer & Dryer, Hi-Eff Gas Furnace, Central Air, Window Blinds + Cvrqs. Beverage Fridge, Central Vacuum, Gdo., 4 Sky-Lights., Inground Sprinklers, Shingles (2016),

**Brkage Remks:** Attach Schedule 'B' + Deposit (C/C Or B/D) To All Offers. Offers Will Be Reviewed 7Pm March 1st (At The House). Please Register, Via Email Form 801 By 5Pm To Randy@Randyetman.Com. No Survey Available.





## 8 Keywell Court "SUNNYLEA"



OPEN CONCEPT living—dining includes gas fireplace, pot lights & maple wood floors.



OPEN CONCEPT kitchen includes stainless steel appliances, granite counters, island, walk-in pantry & wine fridge.



Master bedroom includes this luxury 6 piece spa-like ensuite bathroom with twin sinks, separate shower, soaker tub & skylight.



Open concept Foyer and entrance hall includes this floating staircase.

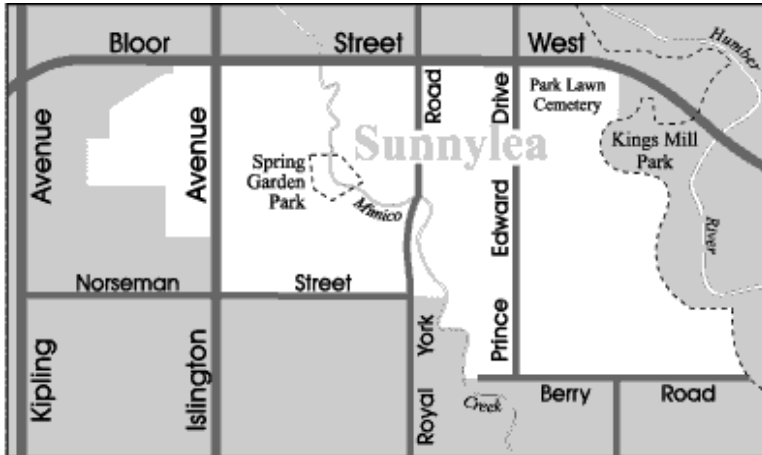


LOWER level FAMILY ROOM includes maple wood flooring, gas fireplace, pot lights & above-grade windows.



Main-floor family room is great for relaxing.

# Sunnylea



Sunnylea is a highly sought after neighbourhood that is especially popular with young families. There is a country charm here thanks to the Mimico Creek which gently meanders through the centre of this neighbourhood. Sunnylea's many mature trees and the exclusion of sidewalks add to its country-like ambience.

Sunnylea is known for its excellent schools which are a popular drawing card for this neighbourhood. The elementary schools have definite enrollment boundaries that serve different parts of this neighbourhood. You can phone the schools listed below to see which one your child would attend.



\*Based on 2010 closed transactions. Source CREA and RE/MAX internal data.



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*Thinking of moving? - Call Randy today, and start packing!*

- Full time Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 1% of TREB's 44,000 Realtors.
- "Top Ten" Realtor RE/MAX West (High Park), past 10 years.
- Islington Rangers Soccer team sponsor, since 2007.
- Queensway Canadian Hockey, team sponsor.
- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children's Miracle Network



**Children's  
Miracle Network  
Hospitals**

