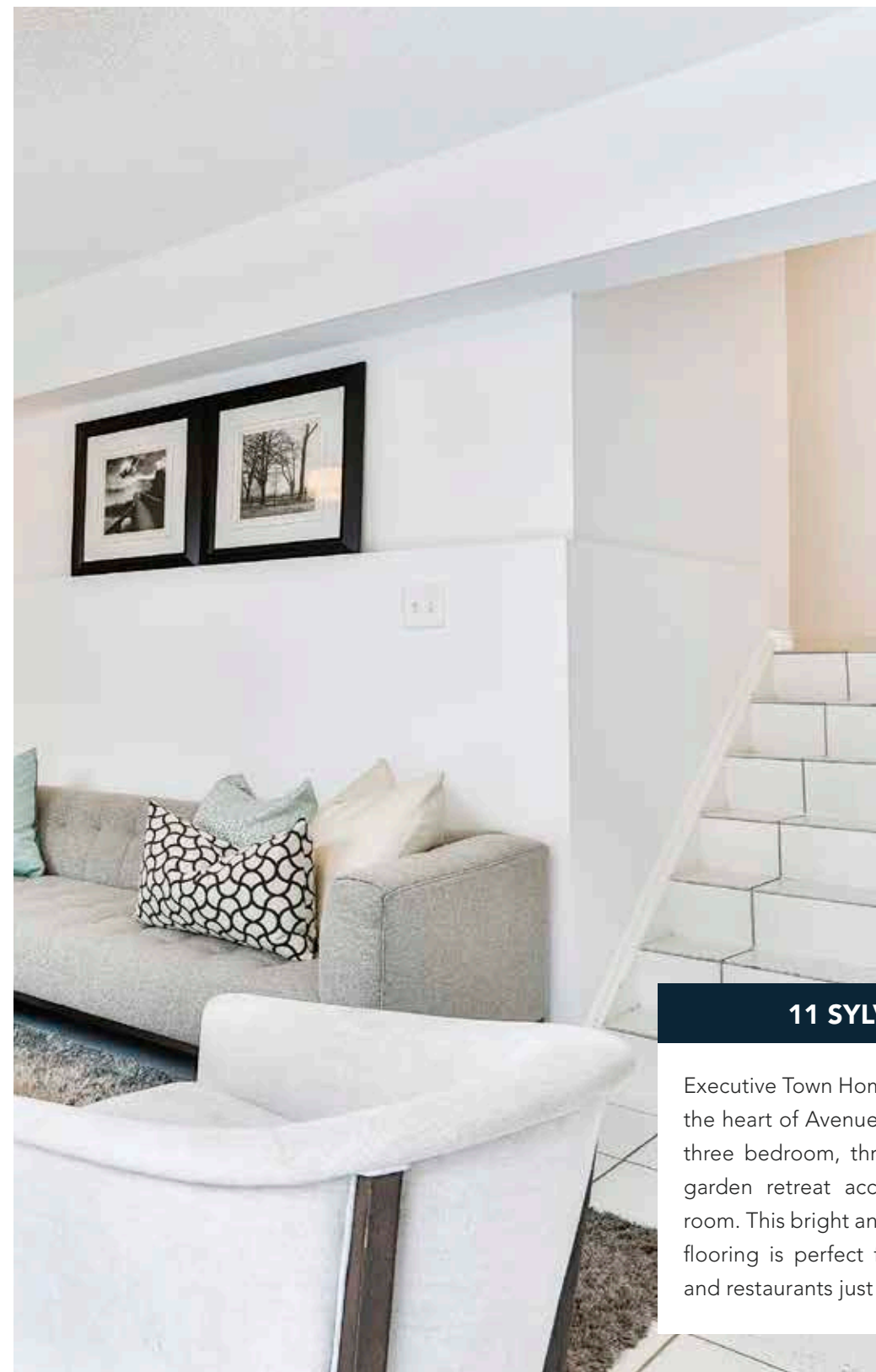


11 SYLVAN VALLEYWAY





11 SYLVAN VALLEYWAY

Executive Town Home located in Prime Bedford Park at the heart of Avenue road and Lawrence. This spacious three bedroom, three bath offers a beautiful private garden retreat accessed off the lower level family room. This bright and spacious end unit with hardwood flooring is perfect for entertaining. Wonderful shops and restaurants just steps away on Avenue road.

FIRST LEVEL ENTRANCE

- Ceramic floors
- 2 piece bathroom
- Single car garage



FAMILY ROOM

- Ceramic floor
- Gas fireplace insert
- Sliding door to walk out



SECOND LEVEL KITCHEN

- Eat-in breakfast
- White kitchen with Corian countertops
- Maytag stove
- Fridge/freezer
- Kitchen Aid dishwasher
- Pantry



LIVING ROOM

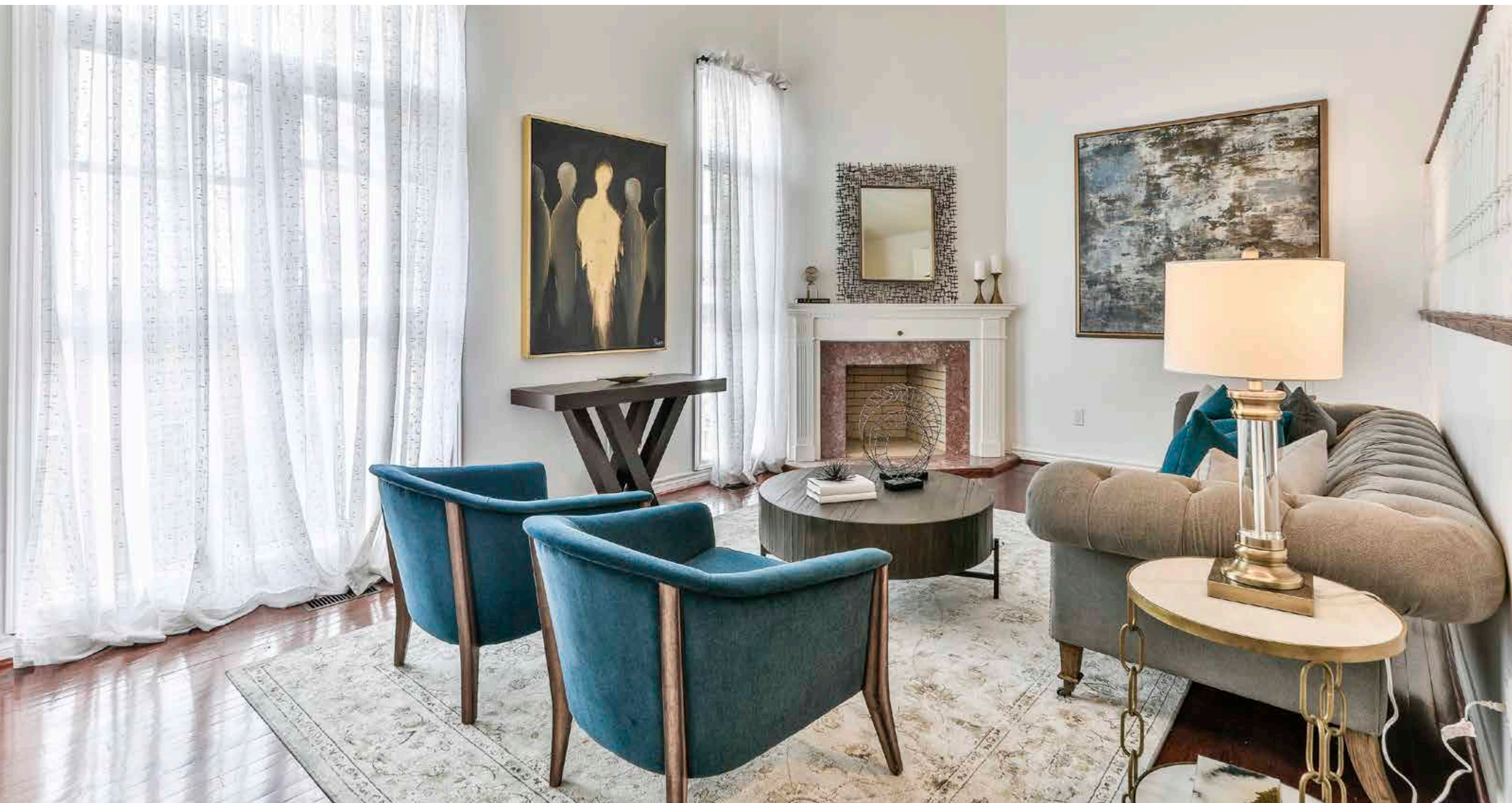
- Brick fireplace with marble surround
- Wooden mantel
- Very High ceiling
- Stripped hardwood floors
- Large windows overlooking the yard
- Lots of natural light



DINING ROOM

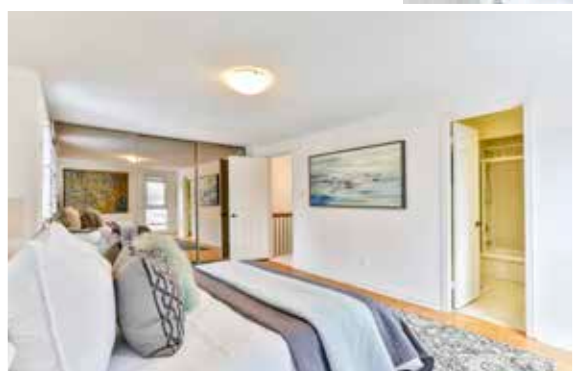
- Stripped hardwood floors
- Large window
- Very bright





THIRD LEVEL MASTER BEDROOM

- Oversized bedroom
- 4 piece en-suite
- Parquet flooring
- Mirrored closet doors with organizer
- Lots of windows
- Very bright



BEDROOM TWO

- Broadloom
- Double closet
- Large window

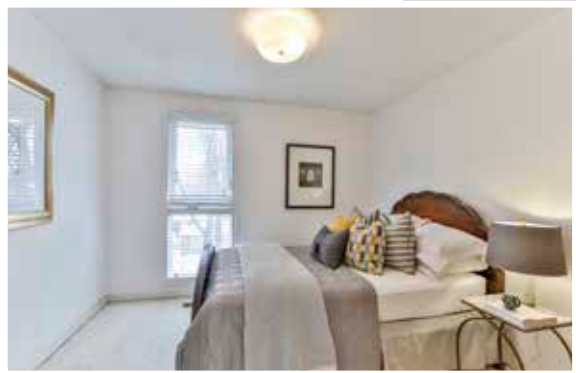
BATHROOM

- 4 piece
- Ceramic floors



BEDROOM THREE

- Double closet
- Broadloom
- 2 large windows



LOWER LEVEL LAUNDRY/ UTILITY ROOM

- Maytag washer and dryer
- Forced air gas
- Central air
- Central vac/equipment

BEDROOM FOUR

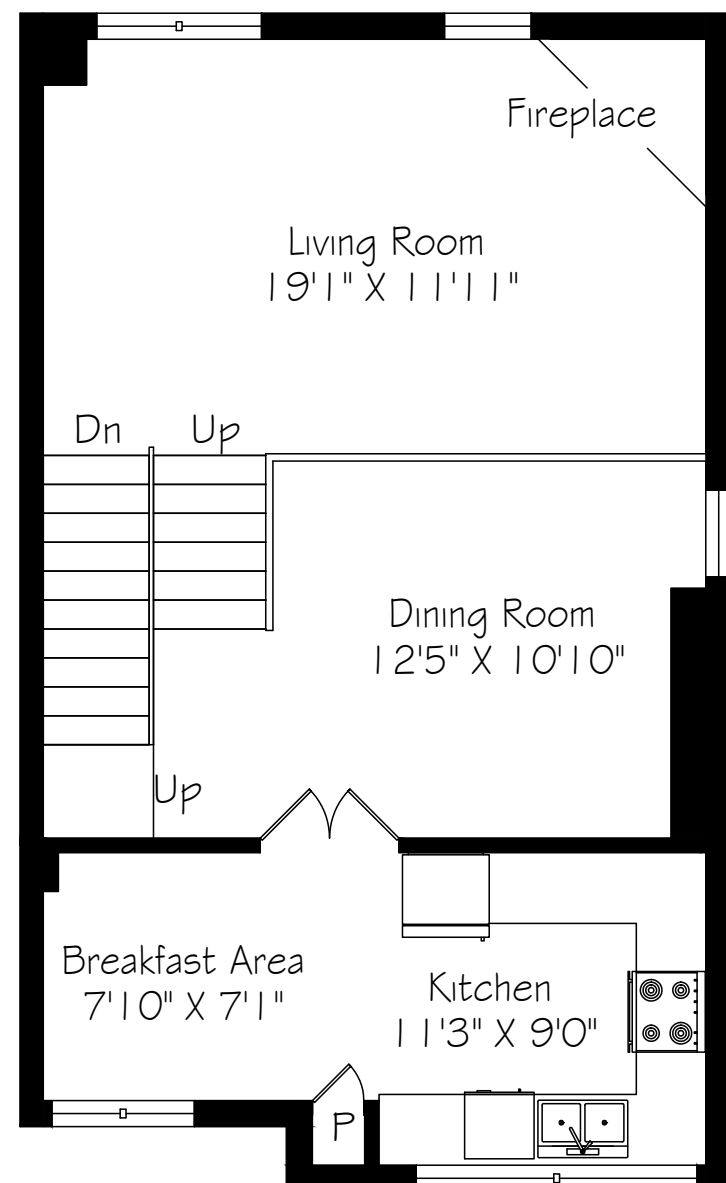
- Glass block window
- Broadloom
- Single closet
- Electric baseboard heating

KITCHENETTE

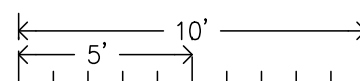
- Glass block window
- Wooden cupboards



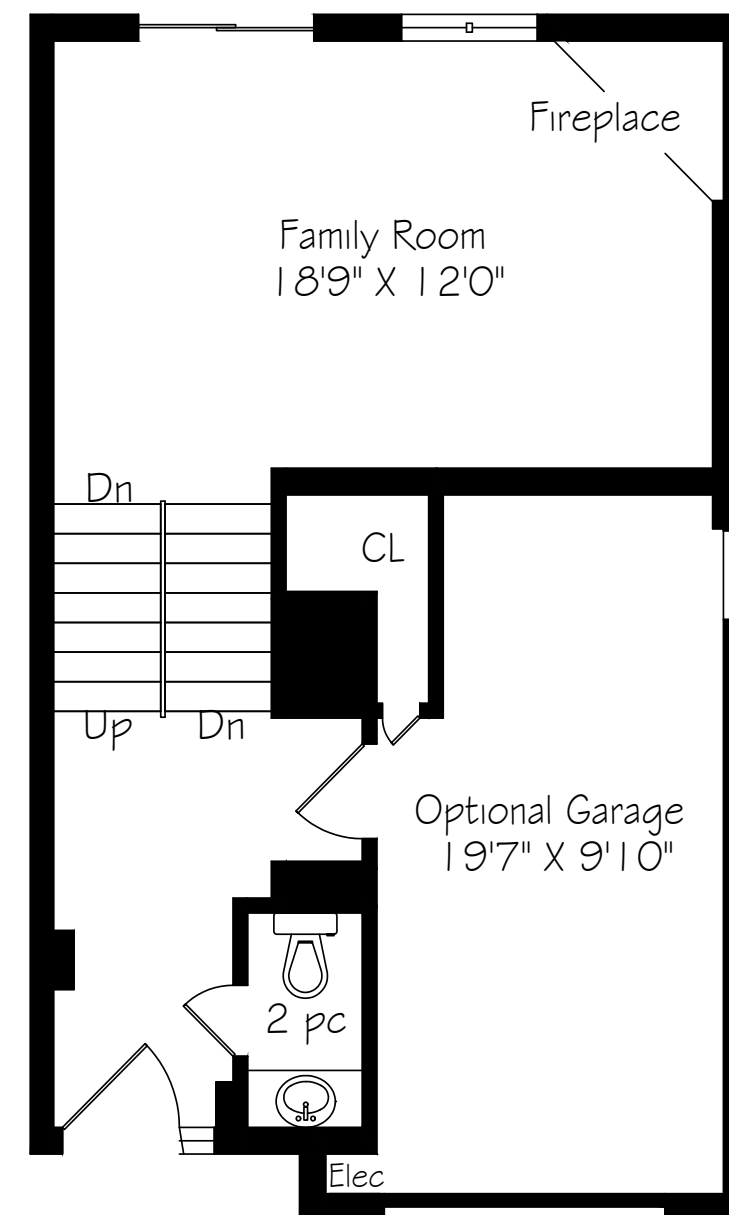




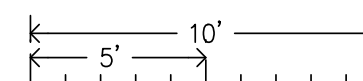
Main Floor
670 Square Feet



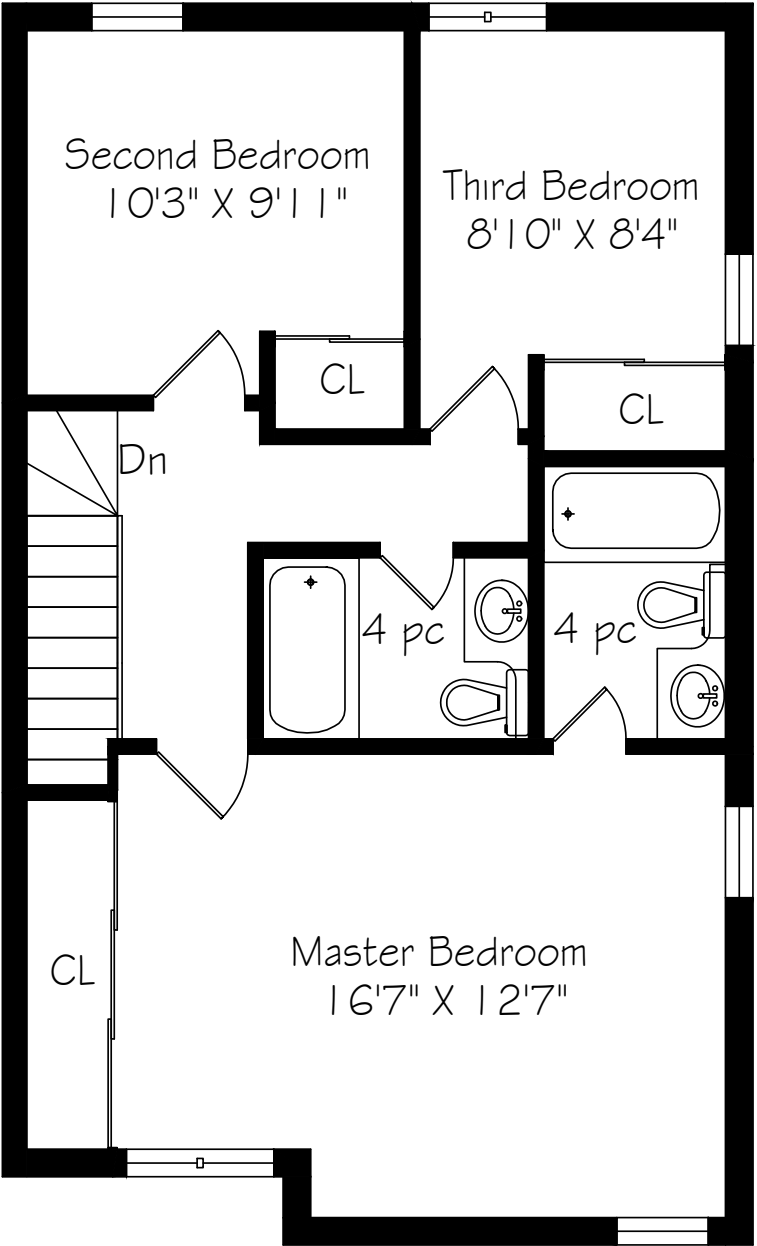
Measurements and Calculations are approximate
To be used as guidelines only



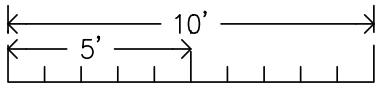
Lower Level
472 Square Feet



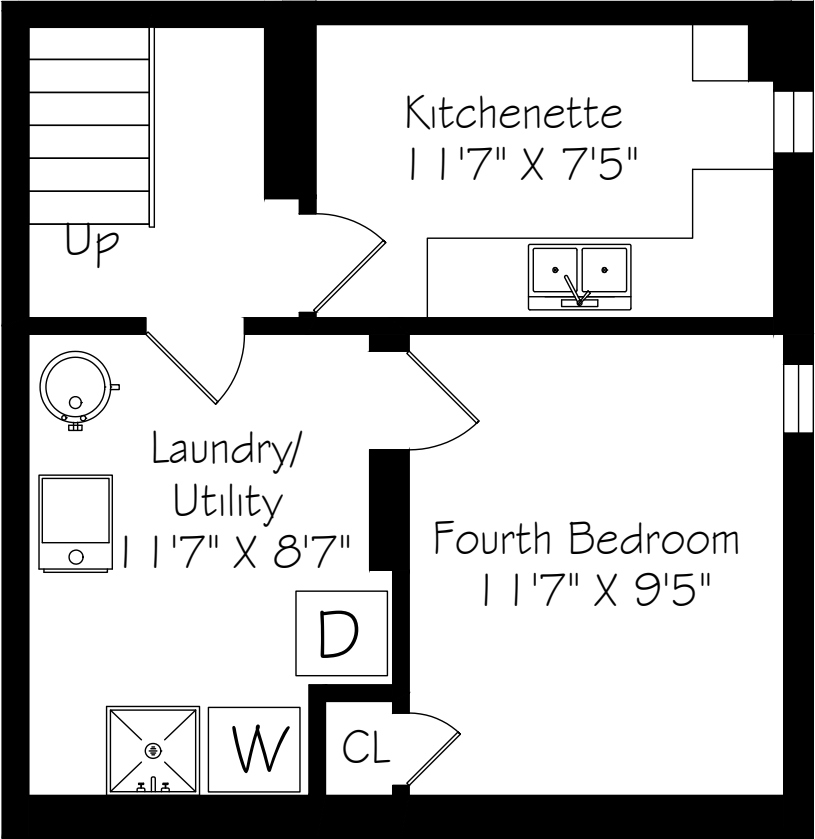
Measurements and Calculations are approximate
To be used as guidelines only



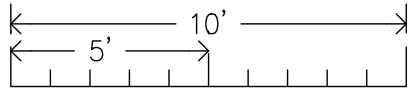
Second Floor
670 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only



Basement
427 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only



416.646.8837

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