

**ADAM**  
*Adam Parsons*  
**PARSONS**  
GROUP



WELCOME TO  
**238 Sheldrake Boulevard**







## 238 Sheldrake Boulevard

A lovely traditional family home located in one of the best neighbourhoods in North Toronto; Sherwood Park. This fully renovated, two and a half storey home has 3+1 bedrooms and 4 bathrooms. The main floor boasts high ceilings, hardwood floors, and large principle rooms with two walk-outs; one leading to the deck and the other to the spectacular flagstone backyard oasis; feeling like a true escape from the city. The kitchen has granite counter tops, Bloomsbury custom cabinetry, stainless steel appliances and is combined with the breakfast area and family room; great for family living. The second floor has a much desired work-from-home space, two bathrooms and three generous sized bedrooms. The Primary bedroom has two double closets, a 4-piece ensuite and a Juliet balcony overlooking the backyard. The third floor is a great space for another bedroom, work space or entertainment room; the possibilities are endless! A finished basement with lot's of storage and a large recreation room. This home has everything a family needs. Located just south of Lawrence Park, Sherwood Park has many wonderful amenities including nearby parks, walking trails, shops and grocery stores; just steps to Summerhill Market! It is a great location for dog owners, kids and nature lovers. Homeowners can get from here to pretty well anywhere, whether for work, recreation, shopping, or downtown, in a short period of time. This home is a must-see!



























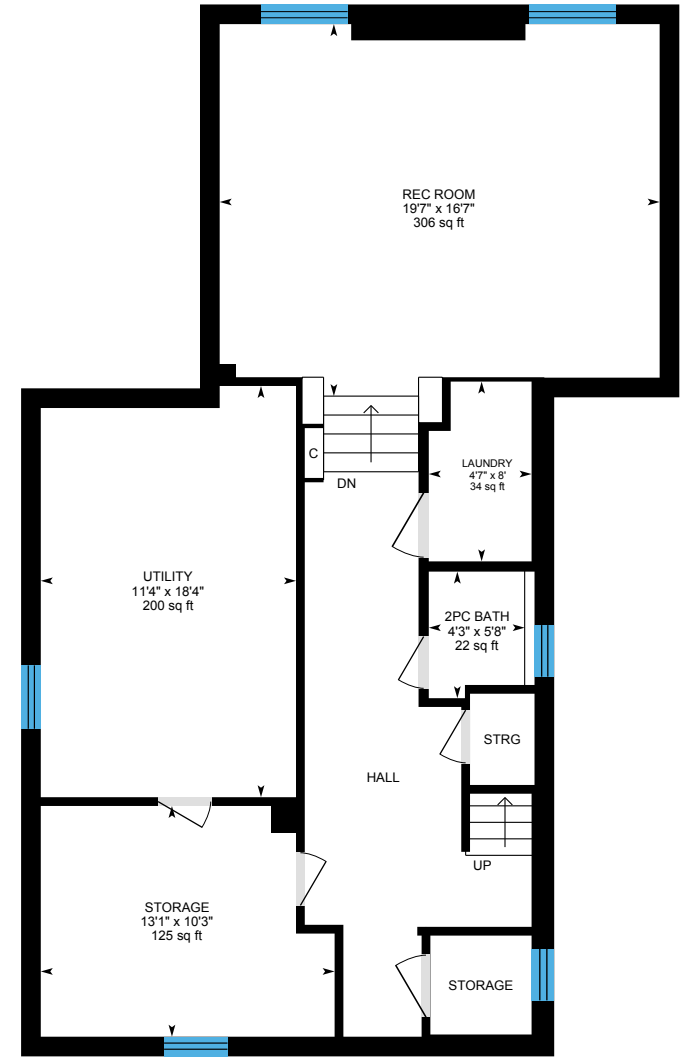




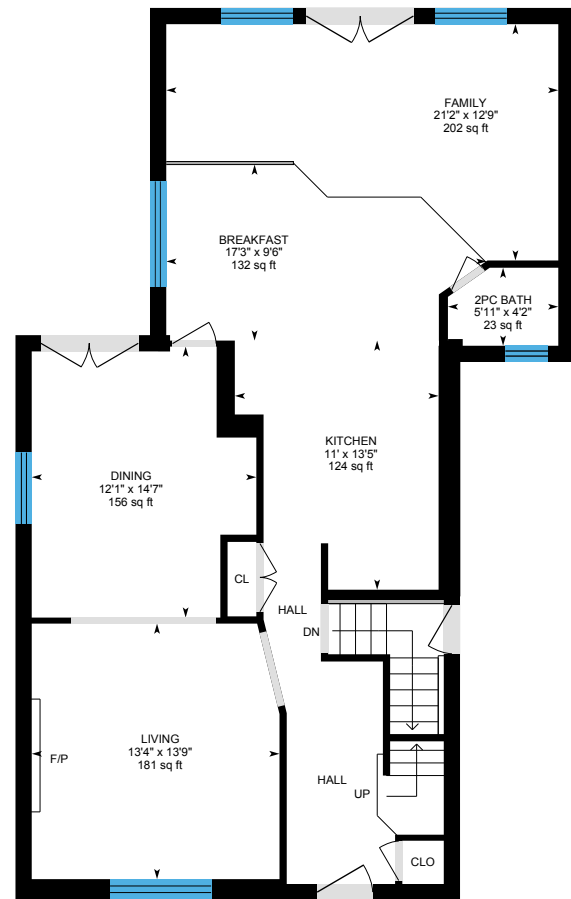




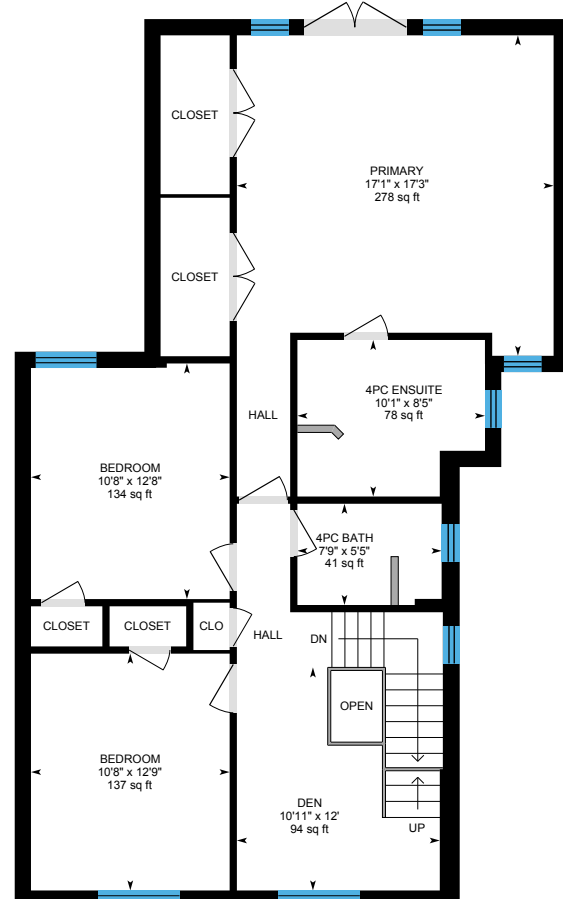




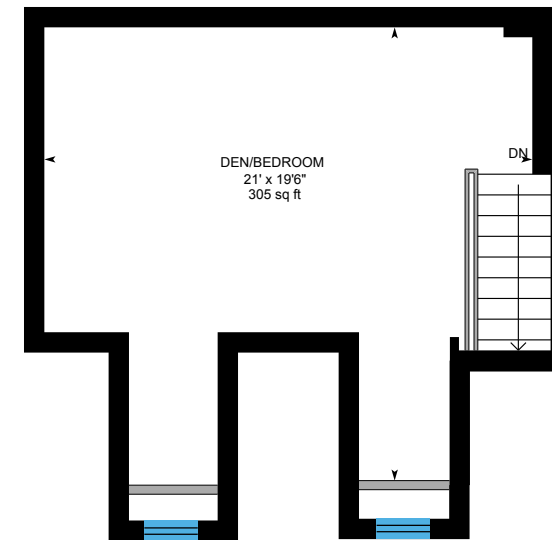
Basement (Below Grade)  
Exterior Area 1062.20 sq ft



Main Floor  
Exterior Area 1133.47 sq ft



2nd Floor  
Exterior Area 1133.08 sq ft



3rd Floor  
Exterior Area 417.41 sq ft



## Details of the home

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Lot: 33.99 X 110

Taxes: \$9,829.16

Possession: 90-120 days

Heating: Forced Air Gas

Cooling: Central Air

Bedrooms: 3+1

Bathrooms: 4

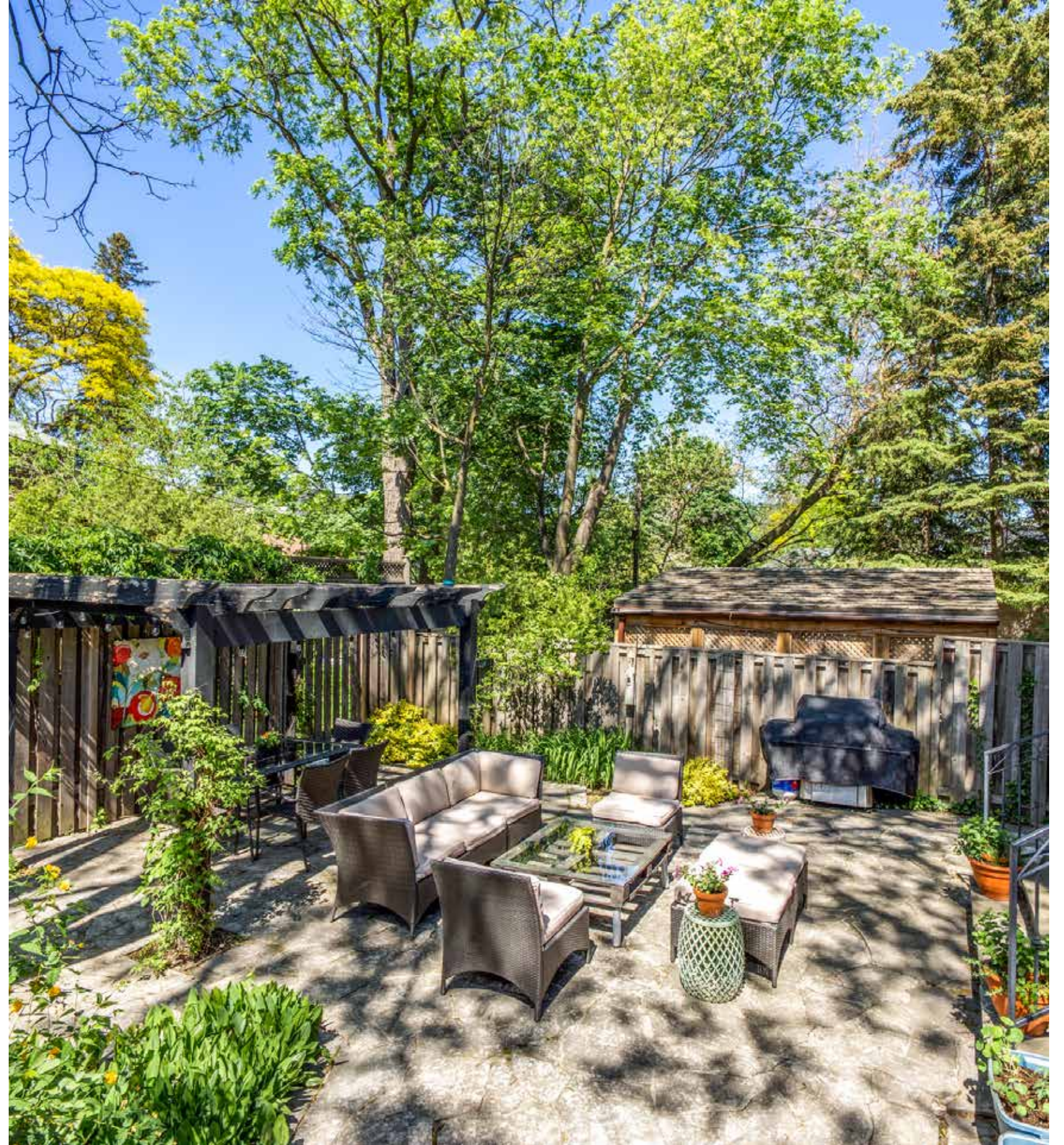
Driveway: Private

## Improvements to the home

-Fully renovated in 2005.

-New roof 2019.

-New dishwasher 2020.





# ADAM *Adam Parsons* PARSONS GROUP

Adam Parsons  
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