

# WELCOME TO

# 10 Kenton Drive



## **ATTENTION All Families Investors & Builders!**

This Lovely Family Home On A Large 60ft x 136ft Lot Presents A Great Opportunity. The Functional Floorplan Boasts 3 Main Floor Bedrooms, 2 Bathrooms And An Eat-in Kitchen. Original/ Real Hardwood Floors & Updated Windows Through Bedrooms and Living/Dining Rooms. Very Well Maintained & Updated In Many Places. Plenty Of Closet/Storage Space. Forced Air Heat & Central Air Conditioning, Private Drive & Detached Garage + Amazing Large Fenced Yard Ideal For Kids, Gardeners & Pets. Short Walk To Schools, Parks, Public Greenspace, Shopping & 24hr Transit Options Along Finch Or Bathurst.

**OFFERED FOR SALE AT \$499,000**

[www.10Kenton.com](http://www.10Kenton.com)

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## Main Level

### Foyer

- Tile floor
- Coat closet

### Living Room 17.91 x 11.19ft

- Hardwood Floor
- Wood burning fire place
- Large updated picture window



### Dining Room 9.58 x 7.94 ft

- Hardwood floor
- Deep closet
- Updated window

### Kitchen 13.12 x 12.47ft

- Eat-In kitchen
- Tile floor
- Updated window overlooks yard
- Walk-out to rear yard
- Ceiling fan



### Master Bedroom 10.79 x 11.25ft

- Hardwood floor
- Storage closet
- Updated window overlooks front yard
- Ceiling fan

### Second Bedroom 17 x 10.86ft

- Hardwood floor
- Storage closet
- Updated window overlooks back yard



# \$499,000

## Third Bedroom

8.60 x 11.25ft

- Hardwood floor
- Storage closet
- Updated window overlooks front yard
- Ceiling fan

## 4 pc Main Bathroom

### Lower Level

## Recreation Room

- Now unfinished

## Former Fourth Bedroom

- Now unfinished

## 3pc Bathroom

- Tiled shower stall with marble threshold and glass door
- Exhaust fan
- Contemporary lighting, vanity and mirror

### Exterior

## Fenced Back Yard

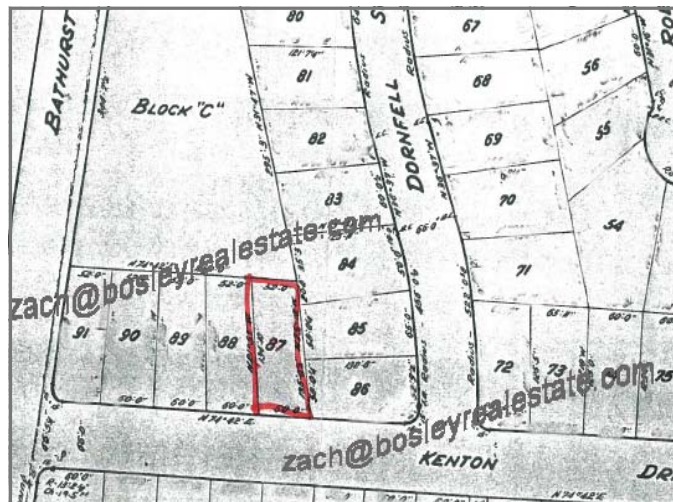
## Garage

- Detached
- Electric light fixture
- Automatic garage door opener



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# \$499,000



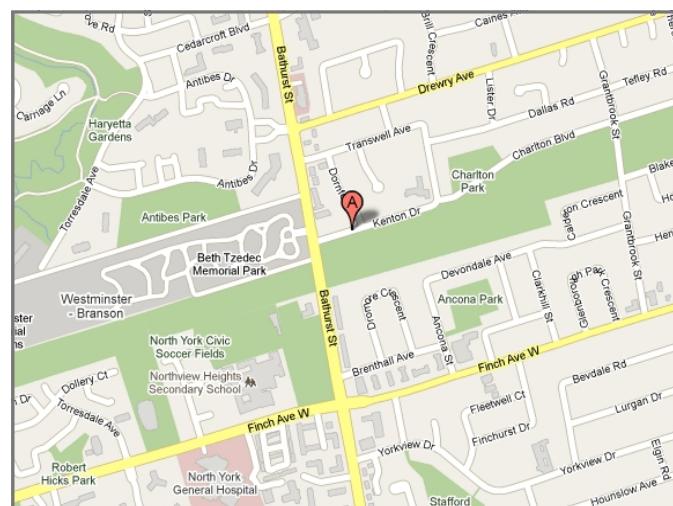
- Taxes:** \$3,363.81 (2010)  
**Lot size:** 60ft x 136ft ) \*\* Please see survey\*\*  
**Heating:** Oil furnace/forced air system  
**Cooling:** Central air conditioning (2002)  
**Parking:** Private driveway  
**Garage:** Detached w/ automatic opener  
**Possession:** 15-30 days/To Be Arranged  
**Included:** Fridge, stove, washer, dryer, all light fixtures (dishwasher 'as is')

### Recent Improvements:

- 3pc Bathroom In Basement(2010),
- Roof Re-shingled (2007),
- Windows Replaced (2003),
- Central Air Conditioner Replaced (2002)

### Area Schools:

- R. J Lang Elementary & Middle School (416)395-2780  
Fisherville Junior High School (416)395-3030  
Northview Heights Secondary School (416)395-3290



- <http://schools.tdsb.on.ca/rjlang>  
<http://schools.tdsb.on.ca/fisherville>  
<http://schools.tdsb.on.ca/northviewheights>



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