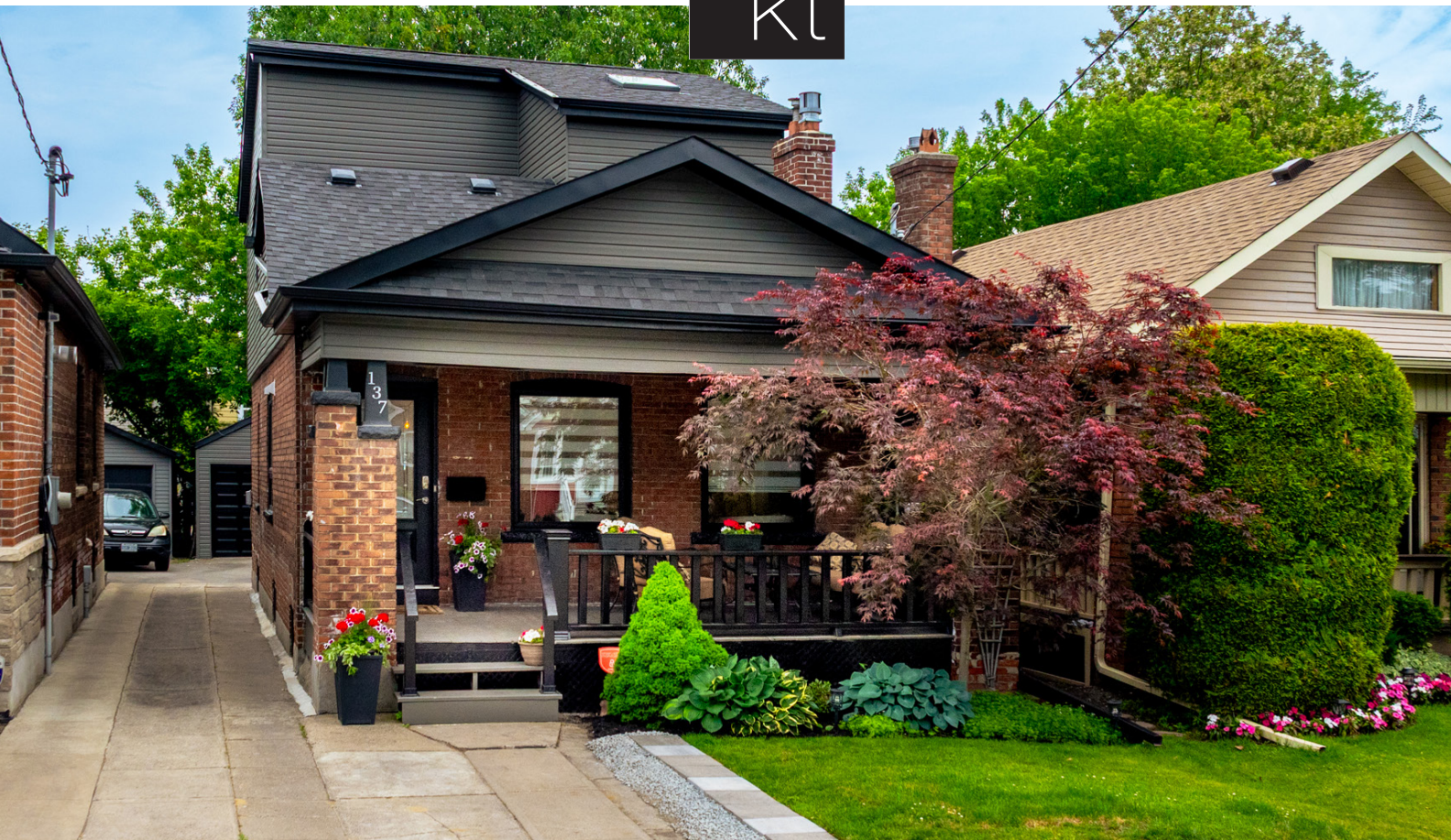


137 SPRINGDALE BOULEVARD

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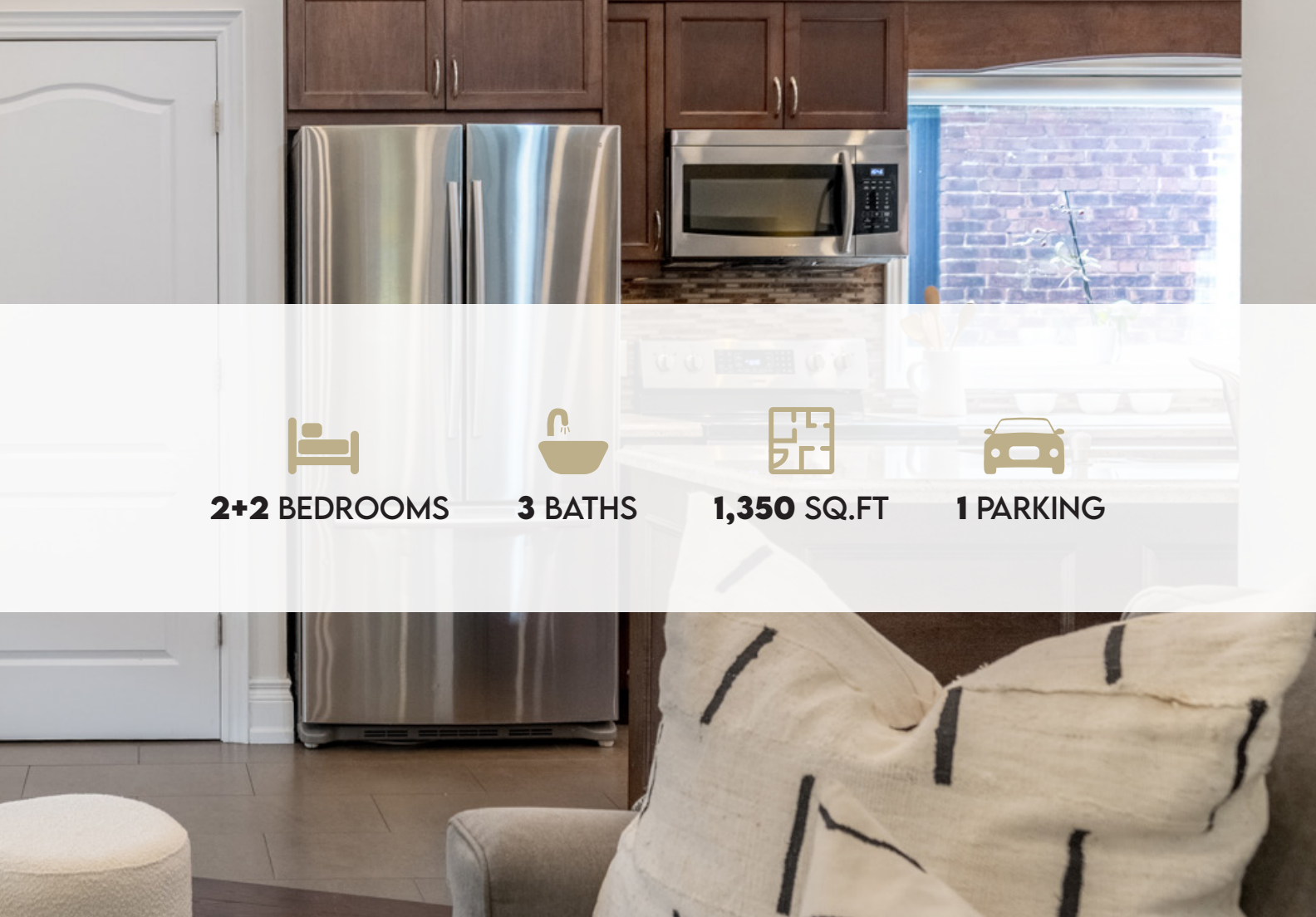
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137 SPRINGDALE BOULEVARD

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2+2 BEDROOMS



3 BATHS



1,350 SQ.FT



1 PARKING



A photograph of a front porch with a red brick wall and a black door. The door has a glass insert with a decorative design. To the left of the door is a black mailbox. To the right is a window with a black frame. A black flower box with red and white flowers sits on the porch railing to the left. A large black planter with red and purple flowers sits on the ground to the right of the door. A brown doormat is on the grey stone steps. The porch has a black railing and a wooden ceiling.

welcome home

Welcome to 137 Springdale Boulevard, a charming detached home in East York where classic character meets thoughtful modern design. From the covered front porch and red-brick exterior to the black-trimmed windows and stained-glass details inside, this home makes a memorable first impression.

A beautifully designed 2021 addition introduced a private second-floor primary retreat with vaulted ceilings, an ensuite bathroom, upstairs laundry, and a skylight. With a main-floor bedroom, two additional bedrooms in the finished basement, three full bathrooms, and multiple living spaces, this is a home that can adapt comfortably to the way you live.

**CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”





main floor







second level





basement







OUTSIDE

- Brick and vinyl construction
- Covered front porch
- Black-framed windows
- Mutual laneway to private rear yard and parking
- Backyard with stone patio and privacy fence

GROUND FLOOR

- Foyer with 12" x 24" tiled floor and coat closet
- 12'6" vaulted ceiling with rough-in for ceiling fan
- Living room with oak floors, remote-controlled gas fireplace, and stained glass windows
- Dining area with five-bulb pendant light and double-wide pantry with sliding doors
- Door with glass insert to backyard and basement access
- Beverage or sitting nook with under-stairs storage areas
- Bedroom with a closet including mirrored accordion-style doors
- Three-piece washroom with glass, frameless shower including a fixed and a handheld showerhead, vanity with integrated sink and built-in storage

what

KITCHEN HIGHLIGHTS

- Custom-built, shaker-style cabinetry
- Solid wood cabinet and drawer faces
- Soft-close doors and drawers
- Pot & pan drawer
- Lower corner cabinet with piano hinge and over-sized storage
- Fridge gable with extended upper cabinet
- Upper cabinets with valence, crown moulding, plus upper and under-cabinet lighting
- Island with;
 - Decorative panel surrounds;
 - Flush breakfast bar;
 - Undermount double-basin sink with single-lever faucet and extending rinse head
 - eSpring® water filtration system
 - Built-in soap dispenser
- Peninsula with space for prep, serving, and spreads
- Tiled backsplash
- Samsung® French-door, bottom-freezer refrigerator with automatic ice maker
- Samsung® electric range
- Samsung® over-the-range microwave
- Stainless steel built-in dishwasher

SECOND FLOOR

- Oak stairs with white risers, stained treads, stained railing and Newel post with white pickets and Liteline Fusion® integrated and trimless lighting
- Skylight with remote-controlled skylight and solar-panel charging
- Upper landing
- **PRIMARY SUITE**
 - Oak hardwood floors
 - Built-in wardrobe with soft-close doors and drawers
 - Vaulted ceiling
 - Laundry with included LG® front-load washer and dryer plus in-ceiling storage
 - Zebra-style blinds and a remote-controlled, power blackout shade
 - Auxiliary, remote-controlled Mitsubishi® heat pump (heating and cooling)
- **PRIMARY BATHROOM**
 - Heated tiled floors
 - Glass-enclosed shower with soap niche, sliding glass door, and dual Riobel® showerheads
 - Vanity with quartz counter and undermount sink and Riobel® faucet

BASEMENT

- Carpeted stairs to tiled landing
- Carpeted floors with subfloor
- Recessed LED lighting
- Living area and desk niche
- Laundry tub
- Two bedrooms with closets and carpeted floors
- Four-piece washroom including shower/tub combo and dual-flush toilet

MISCELLANEOUS

- 125AMP electrical panel
- Generlink® generator power backup connection
- Recessed LED lighting throughout the upper levels
- Alarm system sensors including door, window, motion, and glass-break, plus two hardwired cameras (front porch and rear entry)
- New windows throughout | 2021 (except for the kitchen)
- Addition | 2021
- Hosue roof | 2021
- Garage roof | 2011
- Rinnai® on-demand water heater (owned)
- Whole-home humidifier
- Goodman® gas furnace
- Central A/C
- Sewer backflow valve | 2011

is included

specifications

TYPE	Detached
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LEVELS	2
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YEAR BUILT	1922
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SQUARE FEET	1,350
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BEDROOMS	2+2
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BATHROOMS	
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4 piece	1
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3 piece	2
---------	---

LAUNDRY	Second
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DRIVEWAY PARKING	0
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GARAGE PARKING	1
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FRONT EXPOSURE	North
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LOT	
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Frontage	27FT
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Depth	103FT
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2025 PROPERTY TAXES	\$7,128
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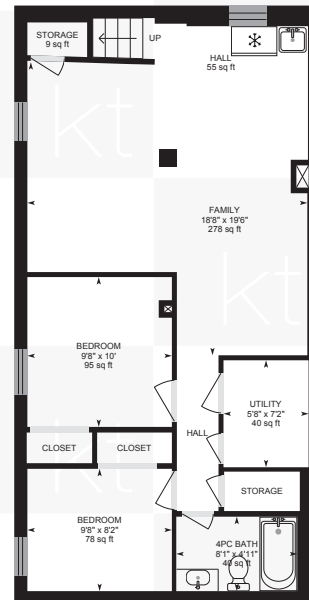
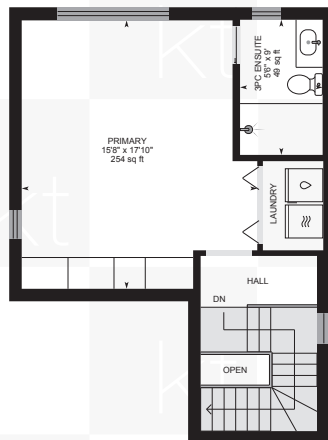
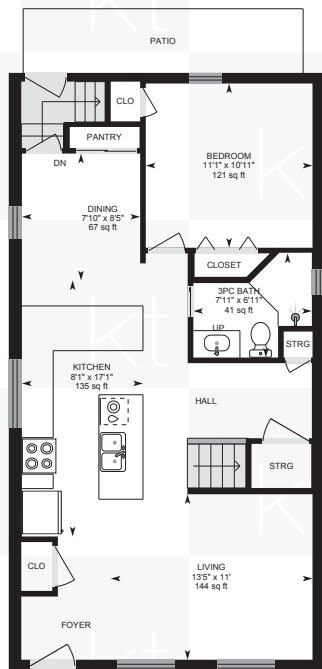
HEAT SOURCE	Natural Gas
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EST. RENTAL INCOME	\$4,050
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*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan. Buyers and/or their agent are responsible for determining exact figures

137 SPRINGDALE BOULEVARD

Measurements and calculations are approximate
To be used as guidelines only



neighbourhood

WELCOME TO EAST YORK!

East York offers the best of both worlds: a welcoming residential neighbourhood with easy access to the city. The shops, cafés, and restaurants of the Danforth and Greektown are close by, making it easy to enjoy everything from a casual coffee to a night out at a local favourite.

A six-minute walk will have you arriving at Coxwell Station, while Michael Garron Hospital is only five-minutes away. With nearby schools, grocery stores, and convenient access to the DVP, this location makes everyday life simple.



SCHOOLS.



R H MCGREGOR ELEM. SCHOOL (JK-5)

2MIN 7MIN

555 Mortimer Ave
(416) 396-2390

COSBURN MIDDLE SCHOOL (6-8)

4MIN 16MIN

520 Cosburn Ave
(416) 396-2335

EAST YORK COLLEGIATE INSTITUTE (9-12)

4MIN 14MIN

650 Cosburn Ave
(416) 396-2355

LA MOSAIQUE (French Elem.)

2MIN 5MIN

80 Queensdale Ave
(416) 465-5757

MICHELLE-O'BONSWAWIN (French SS)

3MIN 13MIN

24 Mountjoy Ave
(647) 805-8895

ST. BRIGID (Catholic JK-8)

3MIN 13MIN

50 Woodmount Avenue
(416) 393-5235

ST. PATRICK CATHOLIC SS (9-12)

2MIN 17MIN

49 Felstead Avenue
(416) 393-5546

AMENITIES.



MICHAEL GARRON HOSPITAL

1MIN 5MIN

RESTAURANTS

3MIN 10MIN

- Lalibella Cuisine
- Sala Modern Thai
- Morgan's on the Danforth
- The Wood Owl
- Pomarosa Coffee Shop
- Tim Horton's
- Starbucks

FOOD BASICS

10MIN

COSTCO

11MIN

SOBEYS

6MIN

NO FRILLS

10MIN

SHOPPING | GERARD SQUARE

10MIN

- Walmart
- HomeDepot
- Food Basics
- Tim Hortons
- Planet Fitness
- McDonalds
- Winners
- Staples

TTC | COXWELL STATION **DVP**

1MIN 6MIN
8MIN

CALL/TEXT

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SOCIAL

