



Wonderful design elements throughout...





A light-filled master bedroom retreat, with ensuite bath, walk-in closet and lovely sitting area over looking the backyard





Two bedrooms, semi-ensuite with walk-outs to the deck





Newly finished landscaping in a sun-dappled setting





Set under a canopy of majestic oaks this historically significant home overlooks Balsam Avenue—one of the Beach's finest streets. The original cottage - structurally improved from the foundation up - faces the street providing great curb appeal yet it perfectly melds with the contemporary addition filled with light, space and all of today's conveniences and luxuries.

The recently completed pool-sized backyard with its stone terrace and rockery, tongue and groove cedar fencing and mature plantings is a quiet respite from the city.

Located in Balmy Beach and St. Denis School Districts



93 Balsam Ave **\$1,699,000**
 Toronto, Ontario M4E3B8 E02 121-27-S
 SPIS: N Taxes: \$7,007.06/2009

Detached	Fronting On: E	Rooms: 6+2
Bungalow	Acceage:	Bedrooms: 3+1
Dir/Cross St: Queen		Washrooms: 3
Lot: 55X127 Feet		1x4xMain,
Lot Irreg:		1x3xMain,
		1x2xMain

MLS#: E1732511 DOM: 3 Possession: 60/Tba
 PIN#: Contract Date: 10/29/2009

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Gas Forced Air CAC: Y Central Vac: Apx Age: Apx Sqft: Assessment: Elevator: Laundry Lev:	Exterior: Wood Drive: Private GarType/Spaces: None/0 Parking Spaces: 2 UFFI: Pool: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Heritage Farm/Agr: Waterfront: Retirement:
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#	Room	Level	Dimensions (m)			
1	Living	Main	5.09 x 4.44	Stained Glass	Fireplace	W/O To Porch
2	Dining	Main	7.32 x 5.02	Open Concept	Fireplace	Combined W/Kitchen
4	Kitchen	Main	7.32 x 5.02	Open Concept	Fireplace	Combined W/Dining
5	Master	Main	4.88 x 3.35	Ensuite Bath	W/I Closet	O/Looks Garden
6	Sitting	Main	2.44 x 1.52	Combined W/Master	Slate Flooring	O/Looks Backyard
7	Br	Main	4.00 x 3.10	Semi Ensuite	W/O To Porch	O/Looks Backyard
8	3rd Br	Main	4.00 x 3.10	Semi Ensuite	W/O To Porch	O/Looks Backyard
9	Great Rm	Lower	6.90 x 6.24	Beamed	Above Grade Window	Broadloom
10	Br	Lower	3.70 x 4.04	Double Closet	Broadloom	

A Beach Landmark-Respecting The Past While Embracing The Present. Restored And Enlarged From The Foundations Up - A Glass Walled Addition Spans The Newly Landscaped 55 Foot Wide Property. Soaring Ceilings On Both Levels, Expansive Lower Level Family Room And Additional Bedroom, Private Driveway, Fantastic Entertaining Spaces Inside And Out! Lovely Architectural Details Complete This One Of A Kind Home. Balmy Beach And St. Denis School Districts.
 Fridge,Gas Stove,Built-In Dishwasher,Washer & Dryer, Gb&E, Cac,All Window Coverings,All Elfs(Excl: Dining Room Chandelier),Exclude All Flat Screen Tvs



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