

1 James Foxway

~ Bayview Village ~

Presented by: **Janet Lindsay, Sales Representative 416-925-9191**

Welcome To This Spacious, Sun Filled Townhome, Offering Refined Living Tucked Away Amidst Beautiful Park-Like Landscaped Gardens In The Desirable James Foxway Enclave

"James Foxway" Has Its Roots In Ontario's Rural Heritage from the 1850s and The Lushly Landscaped Enclave, With Its Classic Architecture, Recalls The Original Bucolic Farmland Setting

The Elegant Courtyard Makes This A Much Admired And Prestigious Address

This Three Bedroom Beauty Has All The Advantages Of Townhouse Living Combined With The Ease And Carefree Aspects Found Only In A Condominium

Outstanding Living Is Ensured In This Well Managed Complex With Snow Removal & Perimeter Garden Maintenance

Fantastic End Unit With South Views, Well Screened And Surrounded By Professionally Landscaped Gardens & Stately Mature Foliage

Immaculately Maintained By The Present Owner

Over 2,600 Square Feet Of Finished Space (1,755 On Two Floors, 865 On The Lower Level)

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Large Principal Rooms, 3 Bedrooms & 3 Baths

Smooth Ceilings, Crown Moulding, 2 Fireplaces And New Broadloom And Flooring (2017) in Lower Level

The Oversized Living / Great Room, Which Could Easily Be 2 Rooms, With Its Wood Burning Fireplace And Two Walkouts To The Very Private Patio And Garden, Is fantastic

Lovely & Bright South Views From The Dining Room Too!

The Open Concept Of The Double Living / Great Room & Dining Room Are Perfect For Easy Family Living

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The Expansive Master Suite Encompasses The Full Width Of The House And Is Large Enough For A Seating Area And Also Boasts An Ensuite & Wall-To-Wall Walk-In Closets

Two More South Facing Lovely Bedrooms And 4 Piece Complete This Floor

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Finished Basement With Huge Family/Media Room With Fireplace, Which Could Also Be Divided Easily Into 2 Rooms

An Additional Workshop / Games Area Could Also Easily Be Walled Off To Create A Separate Room

Lots Of Storage

Good Laundry / Utility Space

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Fully fenced, Easy Care, South Garden And Stone Patio For Low Maintenance Overlook The Pretty Perimeter Gardens Maintained By The Condominium Corporation

Mature Trees And Lush Foliage Ensure Lots Of Privacy

Easy Direct Access To garage. Perfect In Inclement Weather

Exclusive Use Of 1 Car Parking In Garage & 1 Car Parking In 'Owners Lot'

Wonderfully Managed Complex With Good Visitor Parking

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Excellent Condominium Management. Condo Corporation Is Responsible For All External Features Of The Townhouse (Roof, Walls, Windows, External Doors) And Is Highly Responsive To Repairs And Use Qualified Contractors. Recent Roof (2017). All Windows Replaced About 6 Years Ago.

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Ideal Location

The Neighbourhood Of Bayview Village Is A Most Sought-After, Premier, Executive And Estate Area Nestled Amongst Vast Parklands – Parkoivew & Bayview Village Park & Blue Ridge & Alamosa Parks - For Miles Of Walking & Biking Trails

Easy Access To Schools, Including Sought After Earl Haig Secondary School, 3 Highways, 401, 407 and DVP, The Subway, Local Buses and the YMCA, The Fantastic Shops at Bayview Village Shopping Centre, Fine Restaurants & Exclusive Clubs.

Main Level

FOYER

- Very private entry with glass inserts for extra light
- Double closet with mirrored doors
- Mirrored wall increases feeling of spaciousness and light
- Wood floor

OVERSIZE LIVING / GREAT ROOM

(19'11" x 16' 9")

- Crown moulding
- Open to Dining Room
- Two south walkouts to a very private, peaceful Garden and stone Patio
- Wood burning fireplace with traditional mantle, stone surround and hearth
- Broadloom

DINING ROOM

- Crown moulding
- Seats 8 – 10 easily
- Open concept makes entertaining a breeze
- Overlooks south garden
- Door to Kitchen
- Broadloom

KITCHEN / BREAKFAST ROOM

- Excellent Eat-In family-size Kitchen
- Double door entry from Hall
- Ample cabinetry, generous preparation space, double stainless-steel sink and floor to ceiling built-in Pantry
- Built-in appliances
- Tall window for great light
- Excellent Breakfast Area, easily seats 4 – 6

PATIO/GARDEN

(20'8" x 20')

- South views
- Ultra-private
- Fully fenced
- Wrought iron gate to landscaped common area Gardens
- Mature foliage provides an excellent screen to the south and west allowing for an ultra-private and peaceful setting
- Interlocking stone patio for easy maintenance
- Double walkout from Living / Great Room

NB: Owner maintains patio & fenced area. Condominium Corporation maintains common areas (perimeter gardens)

POWDER ROOM

- Separate and private
- Pedestal sink
- Toilet

Second Level

- Broad, graceful staircase with wide treads
- Linen closet
- Broadloom

MASTER BEDROOM

- King size with lots of room for a Sitting Area - spans full width of home
- Two double width windows for terrific light overlook landscaped Courtyard Gardens
- Wall to wall, mirrored walk-in closets with built-in shelves and hanging rods to reflect light and emphasize space
- Broadloom

MASTER ENSUITE – 4 Piece

- Door separates vanity sink from Private Bathing Area/Water Closet
- Soaker tub with handheld showerhead
- Toilet

SECOND BEDROOM

- South facing for lovely light
- Double closet
- Broadloom

THIRD BEDROOM

- Light filled with south views
- Double closet
- Broadloom

HALL BATH – 4 Piece

- Vanity sink with lots of storage
- Soaker tub
- toilet

Lower Level

LARGE FAMILY / MEDIA ROOM

(easily divided into 2 rooms if desired)
(19'10" x 19'0")

- Amazingly spacious, ideal for large family gatherings or movie nights!
- Wood burning fireplace with traditional mantle and stone hearth
- Expansive walls for built-in bookshelves and/or entertainment unit
- Access to storage under stairs
- Broadloom

LAUNDRY / UTILITY ROOM

- Large room, great for extra storage
- Handy double laundry sinks
- Hot water tank
- Furnace

WORKSHOP / GAMES ROOM / STORAGE

- Fantastic multipurpose space, can be used as a workshop or games room or easily partitioned for an oversized storage room / locker
- Electrical panel

Other Particulars

- **Seller advises that the Stove is brand new, never used with warranty and the Refrigerator is new (2017) with warranty remaining**
- **Seller is not living at the property and does not warranty all appliances, other than those noted above, and equipment, all of which are sold in "AS IS condition"**
- Electric Furnace for heating and cooling
- Excellent visitor parking
- Chimney and Fireplace maintenance was previously the responsibility of the condominium corporation, however effective this year, it is the now the responsibility of the individual owners to maintain and repair the Chimney and Fireplaces in each individual unit.

GARAGE AND PARKING – 2 CAR PARKING

- Exclusive use of 1 parking space in garage with plenty of extra room for bikes and bins
- Exclusive use of one additional surface parking spot in 'Owners Lot' (#24)

TAXES: \$4,107.17 (asked sellers for tax bill)

COMMON AREA COSTS: 780.00 / Month

- Maintenance fees include general landscaping and maintenance of common areas and snow removal to owner's front door
- Pets allowed!

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedules 'A' and 'B'