



45 LOWER LINKS ROAD

THE RUSSELL TEAM
RUSSELLTEAMTORONTO.COM

CHESTNUT PARK
REAL ESTATE LIMITED, BROKERAGE
CHRISTIE'S
INTERNATIONAL REAL ESTATE



45 Lower Links Road is a beautifully bright back-split home in the sought-after St. Andrew's neighbourhood. The flag stone walk leads to a covered porch and the classic entry opens into a large foyer with sightlines into the garden. The L-shaped living/dining room has a wood burning fireplace with surrounding built-in cabinetry. The Hanover kitchen boasts a side door and bay window. You can enjoy breakfast while watching the world go by!

The principal bedroom with its large ensuite bathroom and oversized shower is located on the main floor making this possibly your forever family house or condo alternative! The two bedrooms with 4-piece bath upstairs will handily accommodate children or guests. A sitting area with skylight and a vaulted ceiling between the two bedrooms provides a tranquil place to curl up with a good book!

The finished lower level is a delight. All the rooms have windows, and the current layout would accommodate a two-bedroom 'Nanny' or 'In-Law' suite as there is a kitchen, three-piece bathroom and a private entrance/walkout.

Also, on the lower level there is a recreation room with gas fireplace combined with a Four Seasons solarium and garden walk-out. Completely fenced, the peaceful garden has a tumbled stone patio, Hydropool hot tub, and a mature cedar hedge on three sides. Dogs and children are safe from wandering off-site! The in-ground sprinkler system ensures a verdant lawn both front and back during the summer months.

The location of this home has much to recommend it. The neighbourhood plaza has a convenience store and pharmacy, and transportation to downtown is a bus-stop away. Shopping, restaurants, public schools, parks and tennis are all within walking distance. 45 Lower Links Road is an exceptional buying opportunity!











ADDITIONAL INFORMATION

- List Price: \$2,695,000
- Taxes: \$10,558 (2021)
- Rental: Hot Water Tank - Enercare \$22.43 Monthly
- Offers Reviewed Monday March 7th 2pm (Registration by Noon)
- Inspection Available Upon Request

INCLUSIONS

- White arbour trellis in front yard
- Fan trellis on garage wall
- Hose reel and hose on south outside wall
- Concrete planter by kitchen side door
- Covered Hydropool hot tub (2008) plus existing chemicals/instructions/manuals
- 2 green planter hangers on back patio
- All ceiling light fixtures
- Ceiling fans on upper level and lower level
- Dining room wall sconces
- All window coverings, curtains and blinds
- GE Profile refrigerator; Moffat stove; Kenmore dishwasher in kitchen; Quasar microwave oven and exhaust fan
- Whirlpool duet front loading washer and dryer in laundry room
- Acme 24" stove in basement kitchen (power supply disconnected)
- Moffat top freezer refrigerator in basement kitchen
- Fireplace grate in living room fireplace
- Two Arlo Exterior Security Cameras
- Existing window screens
- Broadloom where laid
- Culligan water softener in Laundry room closet
- (owned)
- Front porch wall-mounted fountain with pump
- Security/smoke detector home alarm system
- In-ground 'DJ Rain' installed water sprinkler system - front & backyards
- Extra house bricks and roofing shingles in garage
- Motion-triggered security soffit lights - North side of house

EXCLUSIONS

- 1 concrete bench on front porch
- 1 concrete bench in back yard
- Wall-mounted hand vacuum inside main foyer Utility closet
- Plate rack in main foyer above stairs to lower level
- Under-cabinet kitchen radio
- Fireplace screen and tools in main floor living room

HOODQ REPORT



45 Lower Links Rd

North York, ON

HOODQ ADDRESS REPORT™

Chestnut Park Real Estate
Limited, Brokerage
416.925.9191
chestnutpark.com



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Owen Public School

Designated Catchment School
Grades PK to 5
111 Owen Blvd

St. Andrew's Middle School

Designated Catchment School
Grades 6 to 8
131 Fenn Ave

York Mills Collegiate Institute

Designated Catchment School
Grades 9 to 12
490 York Mills Rd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

É Élém Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

Other Local Schools

Claude Watson School for the Arts

Grades 4 to 8
130 Doris Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Tournament Park

40 Tournament Dr



1 min

Brookfield Parkette

27 Brookfield Rd



13 min

Owen Park

150 Gordon Rd



8 min

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Sports Field
4 Tennis Courts	1 Basketball Court
1 Splash Pad	2 Ball Diamonds
1 Rink	1 Multi-Use Pad
2 Picnic Facilities	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 11 minute walk away.



Nearest Rail Transit Stop

York Mills Station



11 min



Nearest Street Level Transit Stop

Tournament Dr At Upper
Highland Cres West Side



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3.6km.



North York General Hospital

4001 Leslie St



Fire Station

10 William Carson Cres



Police Station

30 Ellerslie Ave

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery

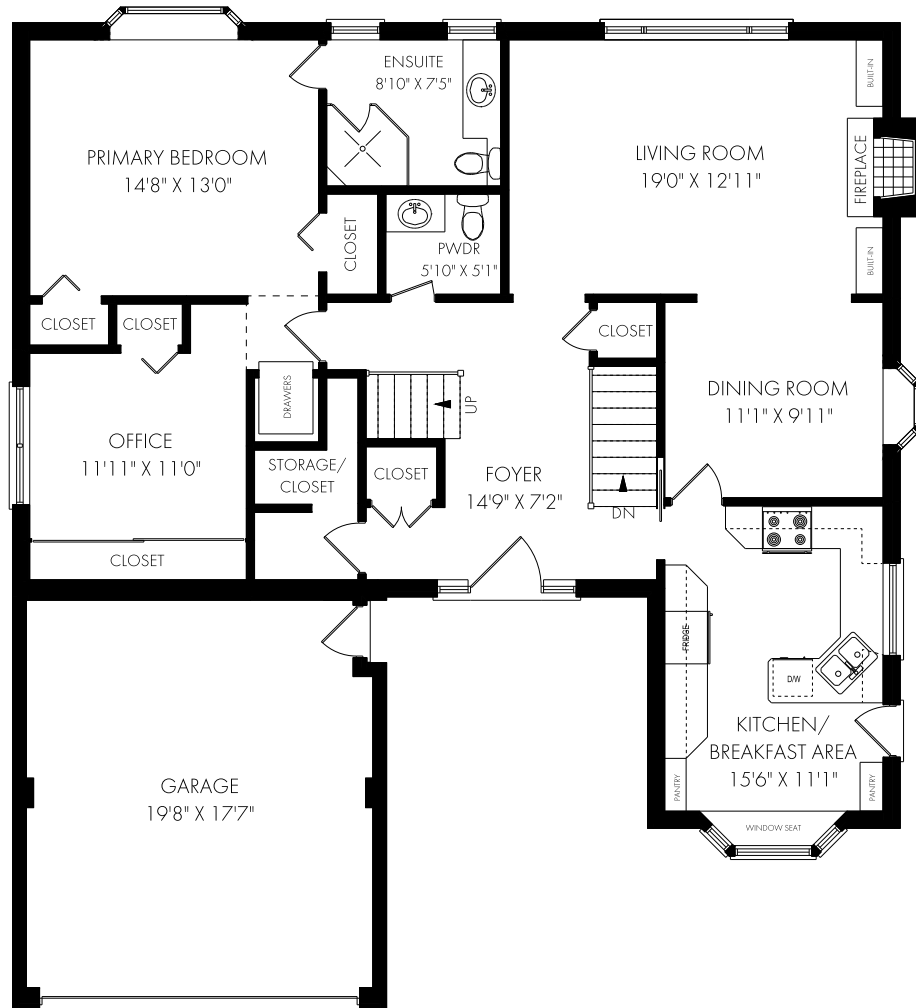


Gas Station

HoodQ

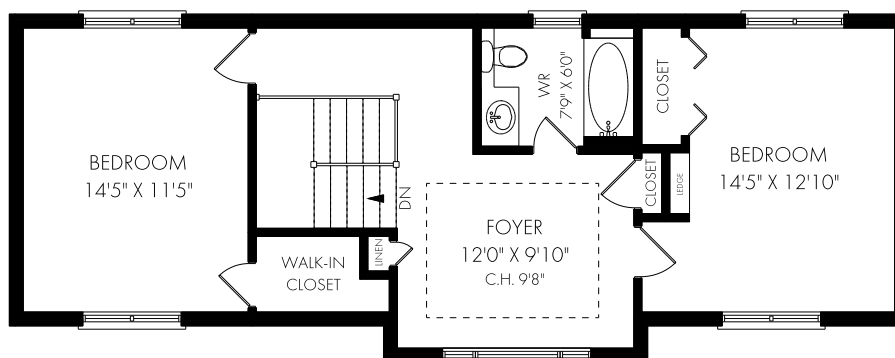
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FLOOR PLANS



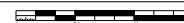
CEILING HEIGHT 8'0"

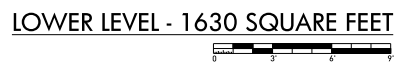
MAIN FLOOR - 1487 SQUARE FEET



CEILING HEIGHT 8'1"

SECOND FLOOR - 748 SQUARE FEET





LOWER LEVEL - 1630 SQUARE FEET



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