

130 SHERIDAN ROAD
HIGHLAND PARK





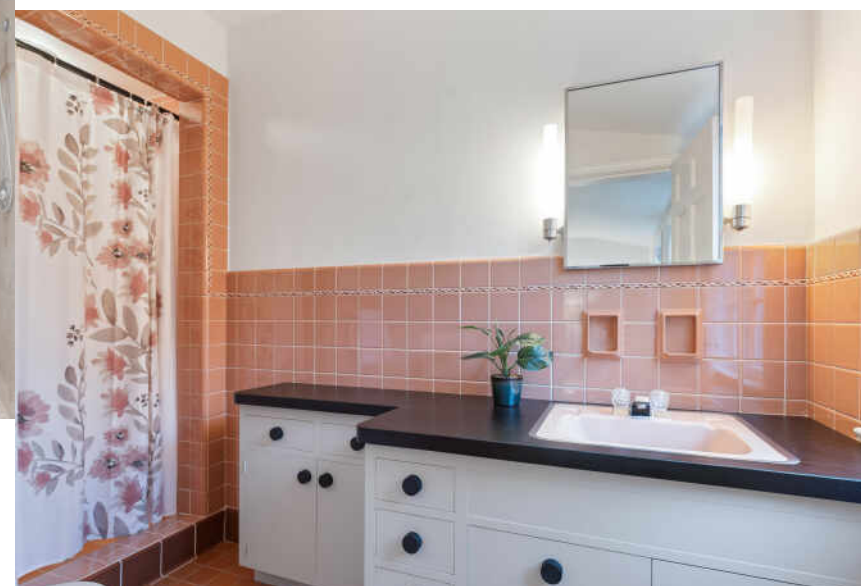
TAXES: \$19,673

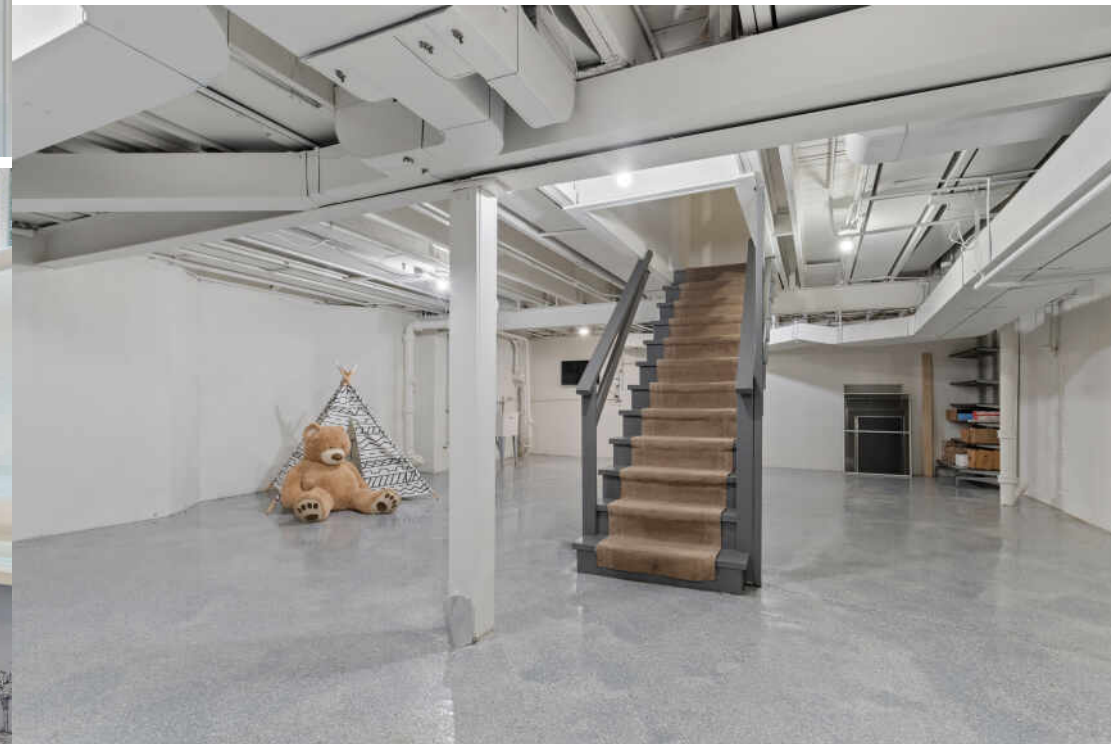
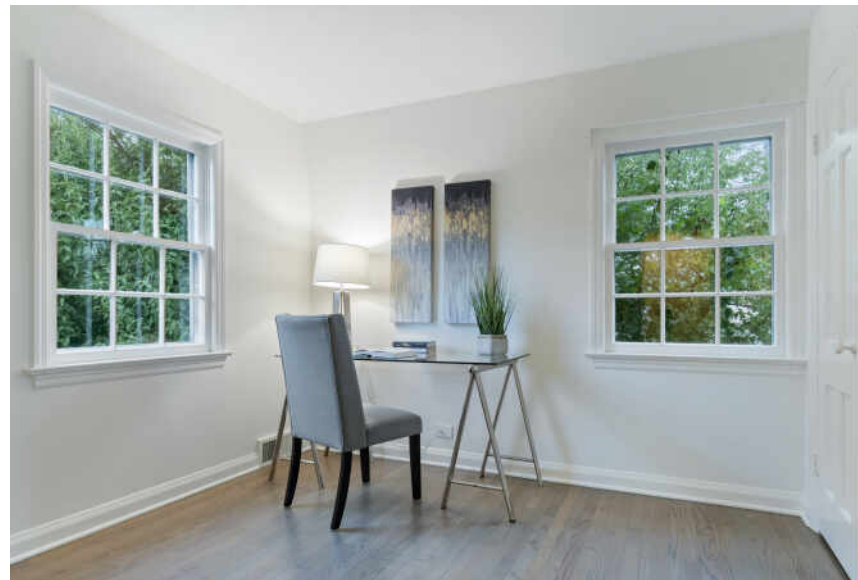
CHARMING BRAESIDE HOME

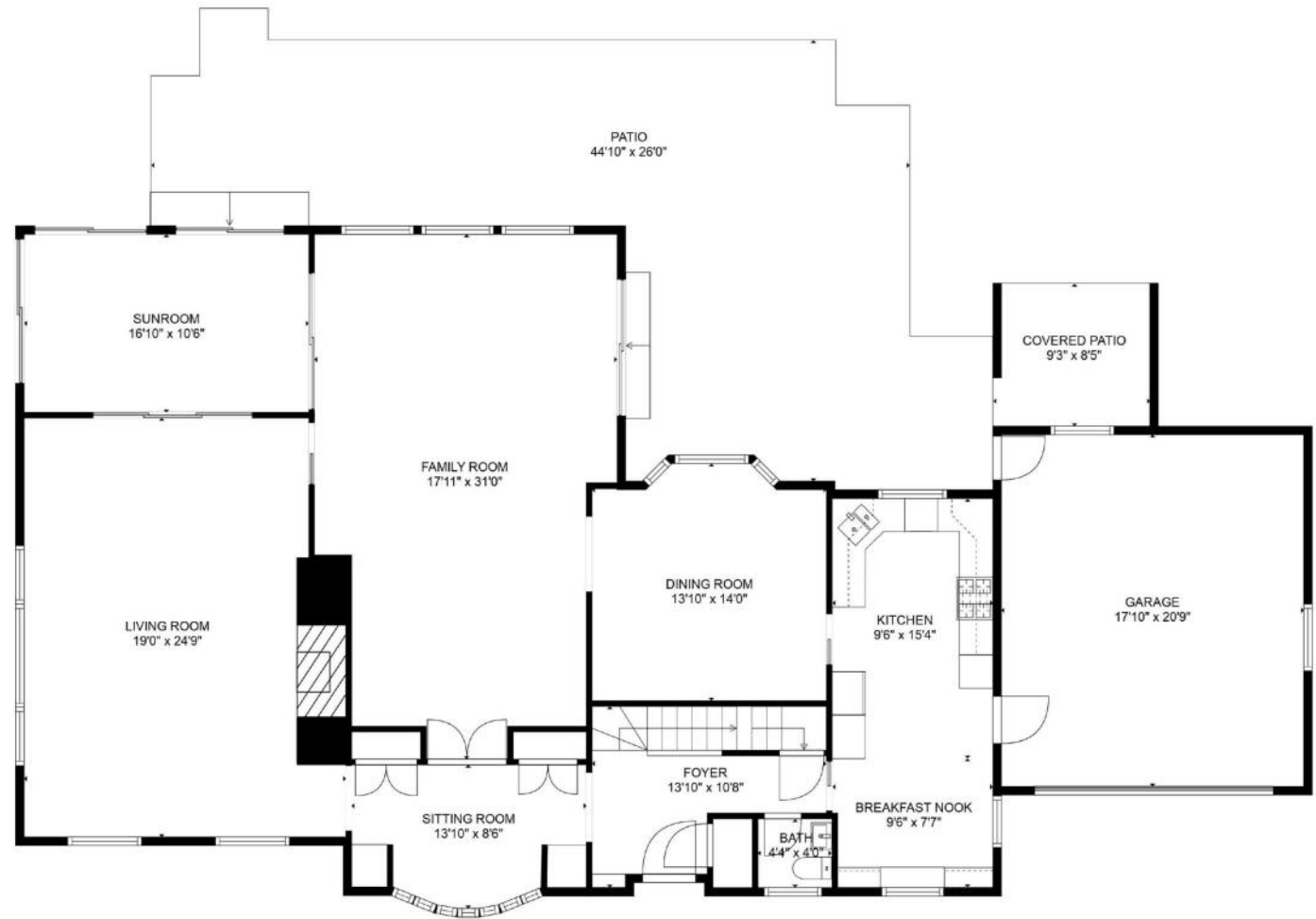
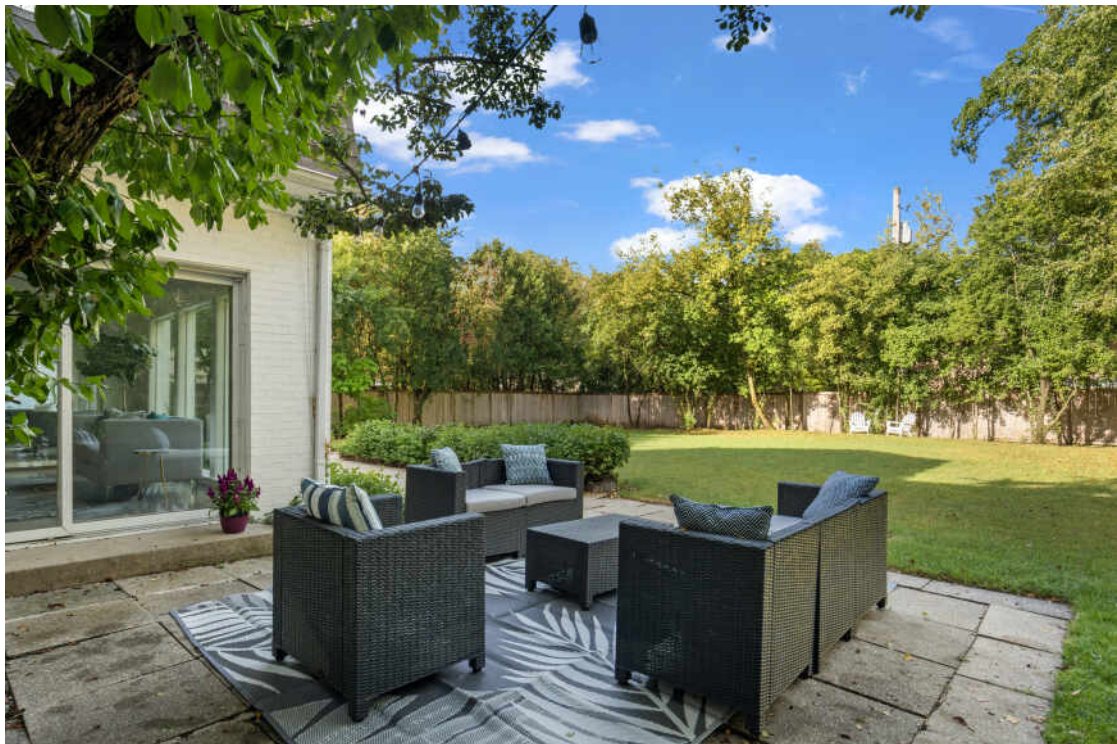
- Lots of space to spread your wings in this 5 bedroom, 3 full bath, 1 half bath and 2nd floor laundry Braeside Home.
- Very open and spacious living space on 1st floor with tons of natural light beaming in thru all the windows.
- Multiple bay windows add to the light and space.
- Large and open Family room and Living room.
- Kitchen hosts stainless steel appliances with breakfast table. Space to expand kitchen into dining area if desired.
- 3 season room off back of house perfect for relaxing with nature.
- 3 ensuite bedrooms upstairs, all big rooms with great closet space.
- Plumbing ready for 4th bathroom in designated empty room.
- Primary Bedroom looks over beautiful back yard with great view.
- Perfect office tucked upstairs in back of the house for privacy.
- Clean and painted basement ready to be finished if desired.
- Ideal location: close to Braeside School and Train Station, not far from Botanic Garden's and Rosewood Beach.
- Fenced in back yard plus great storage room/work shop or man cave off back yard. House has recently been tuckpointed, Perma-Seal recently water proofed crawl, all hardwood floors have been recently sanded and stained.



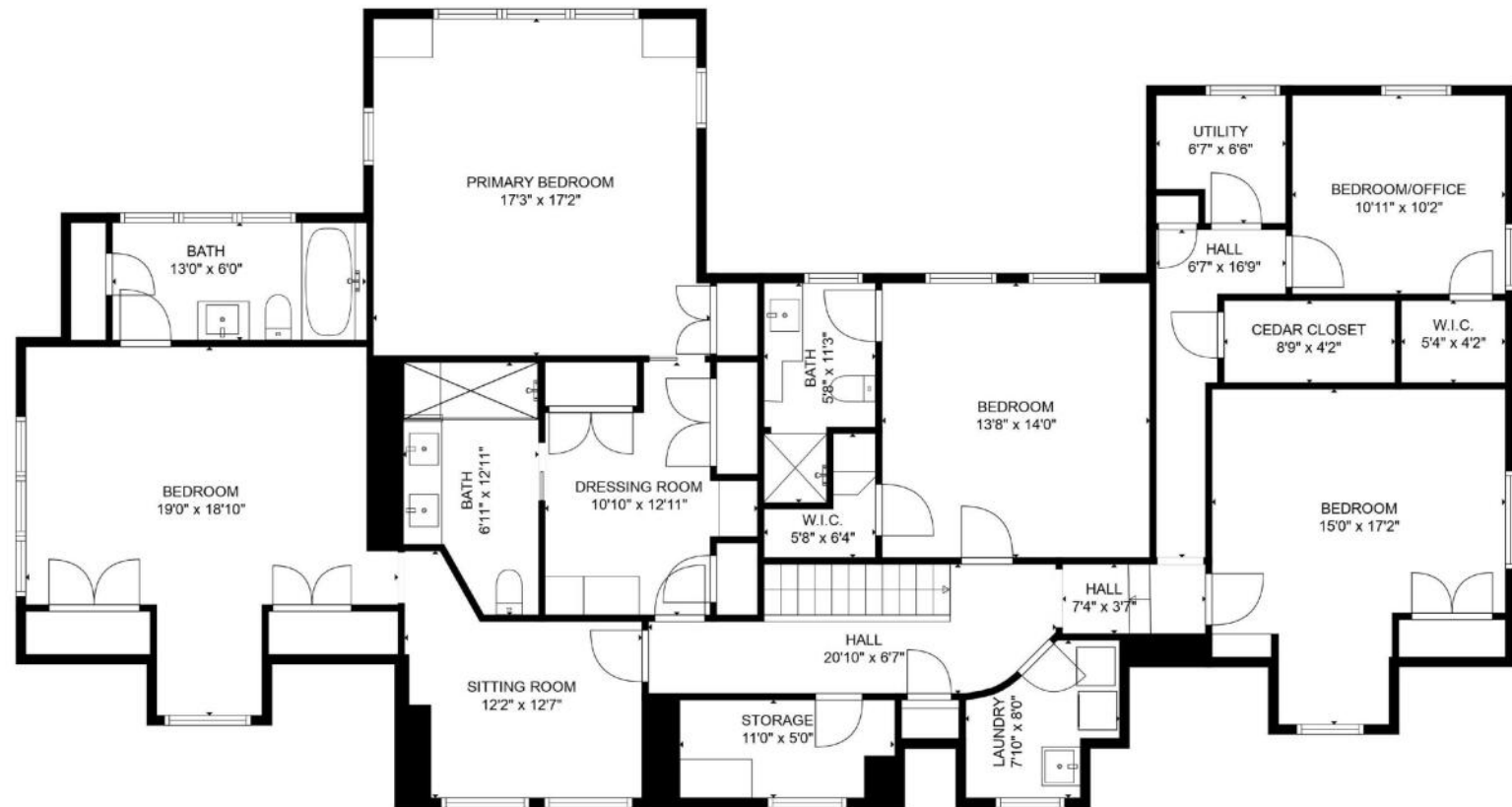




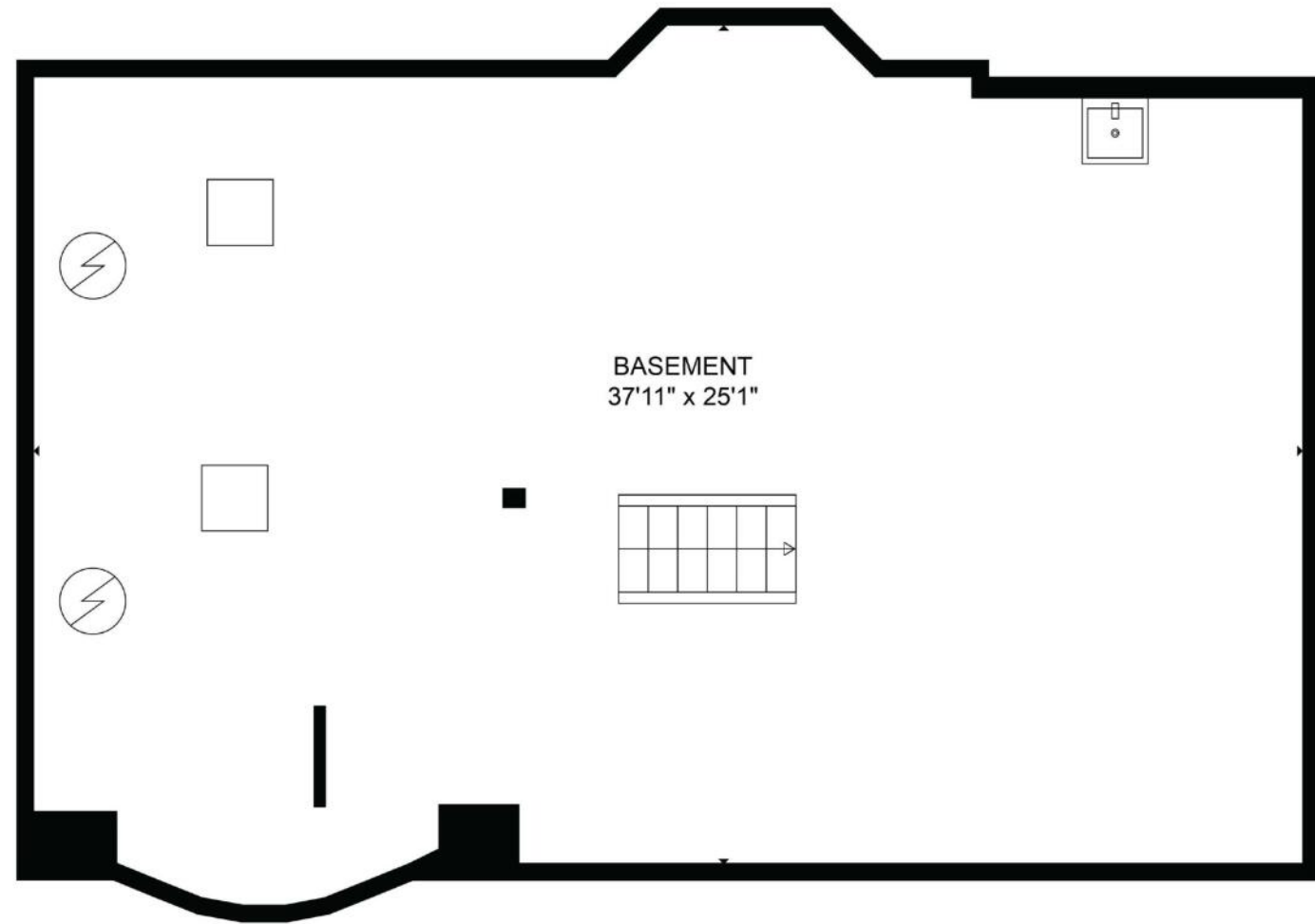




GROSS INTERNAL AREA
Below Ground: 900 sq. ft, FLOOR 2: 1821 sq. ft, FLOOR 3: 2094 sq. ft
EXCLUDED AREAS: GARAGE: 371 sq. ft, COVERED PATIO: 75 sq. ft, PATIO: 766 sq. ft,
STORAGE: 63 sq. ft
TOTAL: 4815 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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