12 MEADOWVALE DRIVE




12

Nestled in one of Toronto's most picturesque and sought-after neighbourhoods, this fully renovated 3-bedroom, 2 full-bath home blends modern elegance with Sunnylea’s signature charm. This home is situated on a large 120-foot deep lot and offers ample indoor and outdoor living space. Step inside to find a sleek, modern design with high-end finishes throughout. The open-concept layout is perfect for family living and entertaining, featuring a beautifully renovated kitchen, inviting living areas, and stylish bathrooms. Custom renovations include elegant built-ins, a dedicated home office space, and two gas fireplaces that add warmth and character. The professionally landscaped backyard is an outdoor oasis with an expansive deck, a hot tub, and a luxurious natural gas fire pit, perfect for summer gatherings or relaxing under the canopy of mature trees. Additional highlights include a detached garage with ample storage, a driveway with parking for three cars, and a meticulously maintained yard. Sunnylea’s picturesque, tree-lined streets are intentionally designed without sidewalks to offer a peaceful and inviting setting. This home is just steps from scenic parks, top-rated schools, and the charming Kingsway Village shopping district, where boutique shops, cozy cafes, and gourmet restaurants await. With the subway steps away, commuting couldn't be easier. Effortless access to transit, major highways, airports, and the lake ensures a smooth and convenient journey wherever you need to go. Experience the perfect balance of modern luxury and timeless neighbourhood charm in this move-in-ready family home!




























03:46

Home & Property Improvements

2017
Upper bathroom, Upstairs hardwood floors

2018
Eaves and gutter guards, Basement floors, Lower bathroom, Home office, Laundry room, Custom Kitchen, Appliances

2019
Backyard landscaping, Hot tub, Garage door

2020
Air Conditioner, Front stairs replaced

2021
Windows, Exterior Doors

2022
Main floor hardwood floors, Fireplace and custom built-ins

2024
Deck stained




























SUNNYLEA






TUSCAN APOTHECARY
WHITE MUSK
BUBBLE BATH
TUSCAN APOTHECARY
ITALIAN CITRUS
BATH SALTS


Ellsworth Kelly The Museum of Modern Art











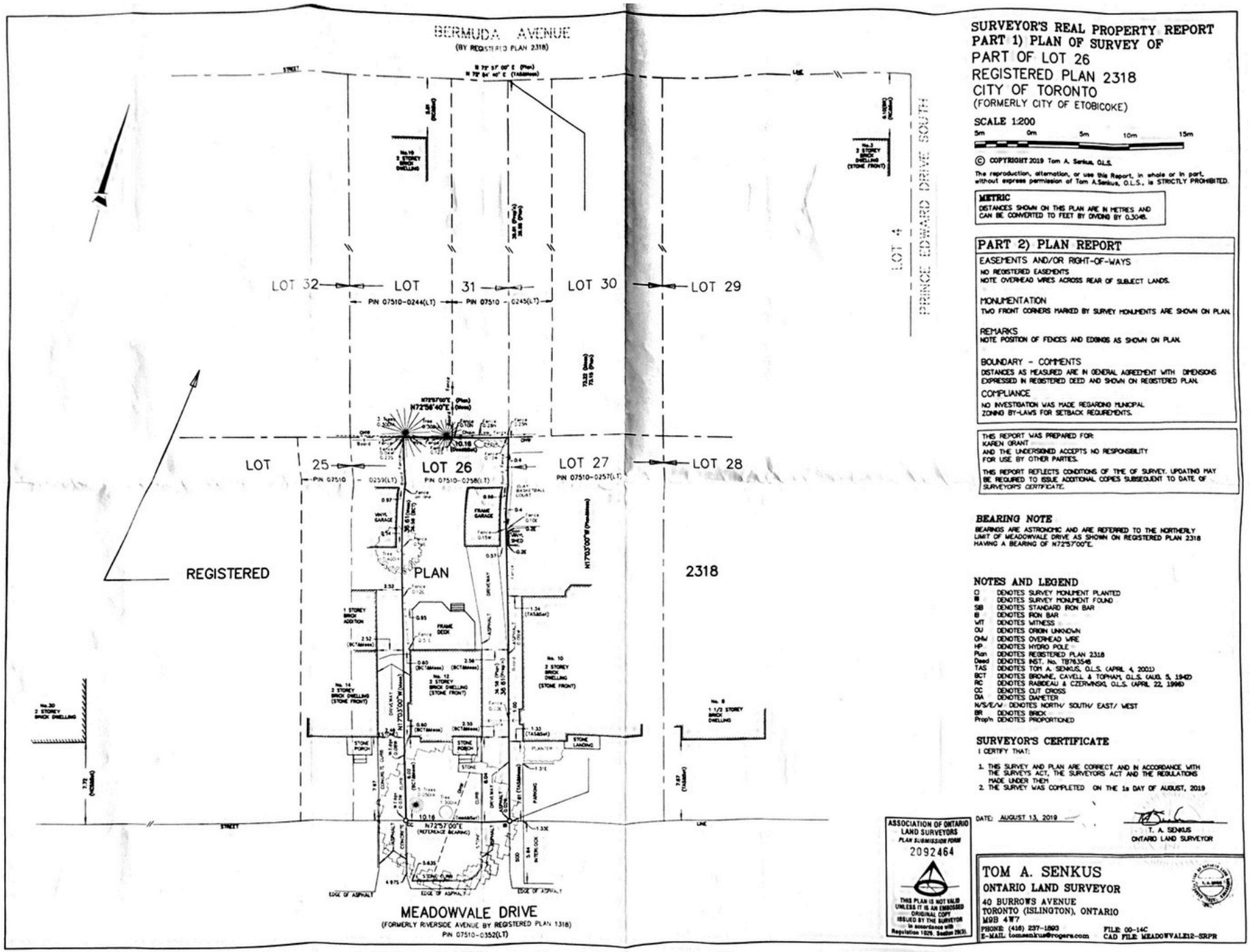







5 minute walk to Kingway Village and subway

Survey



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF SURVEY OF
PART OF LOT 26
REGISTERED PLAN 2318
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)

SCALE 1:200

5m 0m 5m 10m 15m

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METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2) PLAN REPORT

EASEMENTS AND/OR RIGHT-OF-WAYS
NO REGISTERED EASEMENTS
NOTE OVERHEAD WIRES ACROSS REAR OF SUBJECT LANDS.

MONUMENTATION
TWO FRONT CORNERS MARKED BY SURVEY MONUMENTS ARE SHOWN ON PLAN.

REMARKS
NOTE POSITION OF FENCES AND EDGINGS AS SHOWN ON PLAN.

BOUNDARY - COMMENTS
DISTANCES AS MEASURED ARE IN GENERAL AGREEMENT WITH DIMENSIONS EXPRESSED IN REGISTERED DEED AND SHOWN ON REGISTERED PLAN.

COMPLIANCE
NO INVESTIGATION WAS MADE REGARDING MUNICIPAL ZONING BY-LAWS FOR SETBACK REQUIREMENTS.

THIS REPORT WAS PREPARED FOR:
KAREN GRANT
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

THIS REPORT REFLECTS CONDITIONS OF TIME OF SURVEY. UPDATING MAY BE REQUIRED TO ISSUE ADDITIONAL COPIES SUBSEQUENT TO DATE OF SURVEYOR'S CERTIFICATE.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF MEADOWVALE DRIVE AS SHOWN ON REGISTERED PLAN 2318 HAVING A BEARING OF N72°57'00"E.

NOTES AND LEGEND

□	DENOTES SURVEY MONUMENT PLANTED
■	DENOTES SURVEY MONUMENT FOUND
SB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
OHW	DENOTES OVERHEAD WIRE
HP	DENOTES HYDRO POLE
Plan	DENOTES REGISTERED PLAN 2318
Deed	DENOTES INST. No. TB763548
TAS	DENOTES TOM A. SENKUS, O.L.S. (APRIL 4, 2001)
BCT	DENOTES BROWNE, CAVELL & TOPHAM, O.L.S. (AUG. 5, 1942)
RC	DENOTES RABIDEAU & CZERWINSKI, O.L.S. (APRIL 22, 1996)
CC	DENOTES CUT CROSS
DIA	DENOTES DIAMETER
N/S/E/W	DENOTES NORTH/ SOUTH/ EAST/ WEST
BR	DENOTES BRICK
Prop'n	DENOTES PROPORTIONED

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF AUGUST, 2019

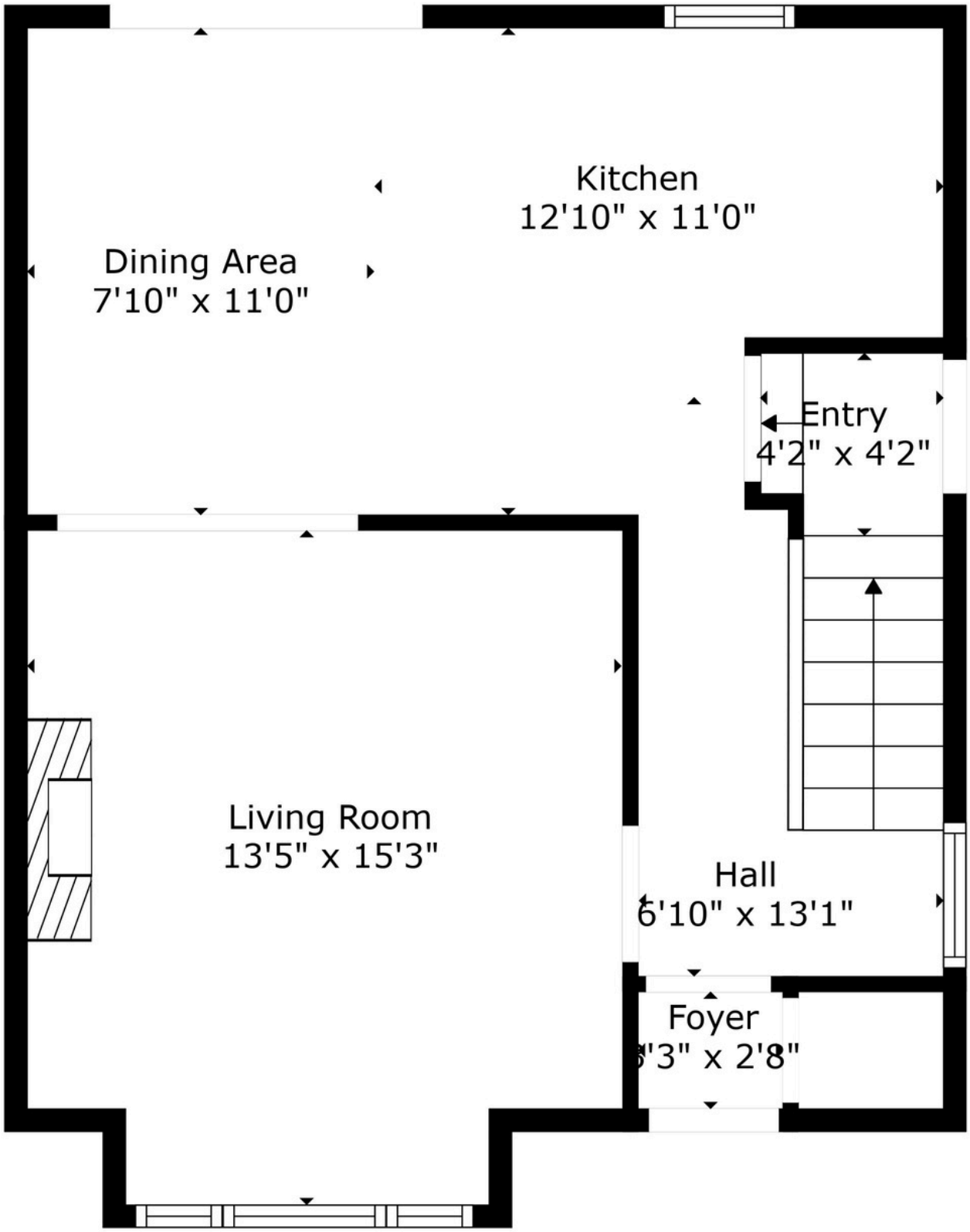
DATE: AUGUST 13, 2019

T. A. SENKUS
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2092464
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

TOM A. SENKUS
ONTARIO LAND SURVEYOR
40 BURROWS AVENUE
TORONTO (ISLINGTON), ONTARIO
M9B 4W7
PHONE: (416) 237-1893
E-MAIL: tomsenkus@rogers.com

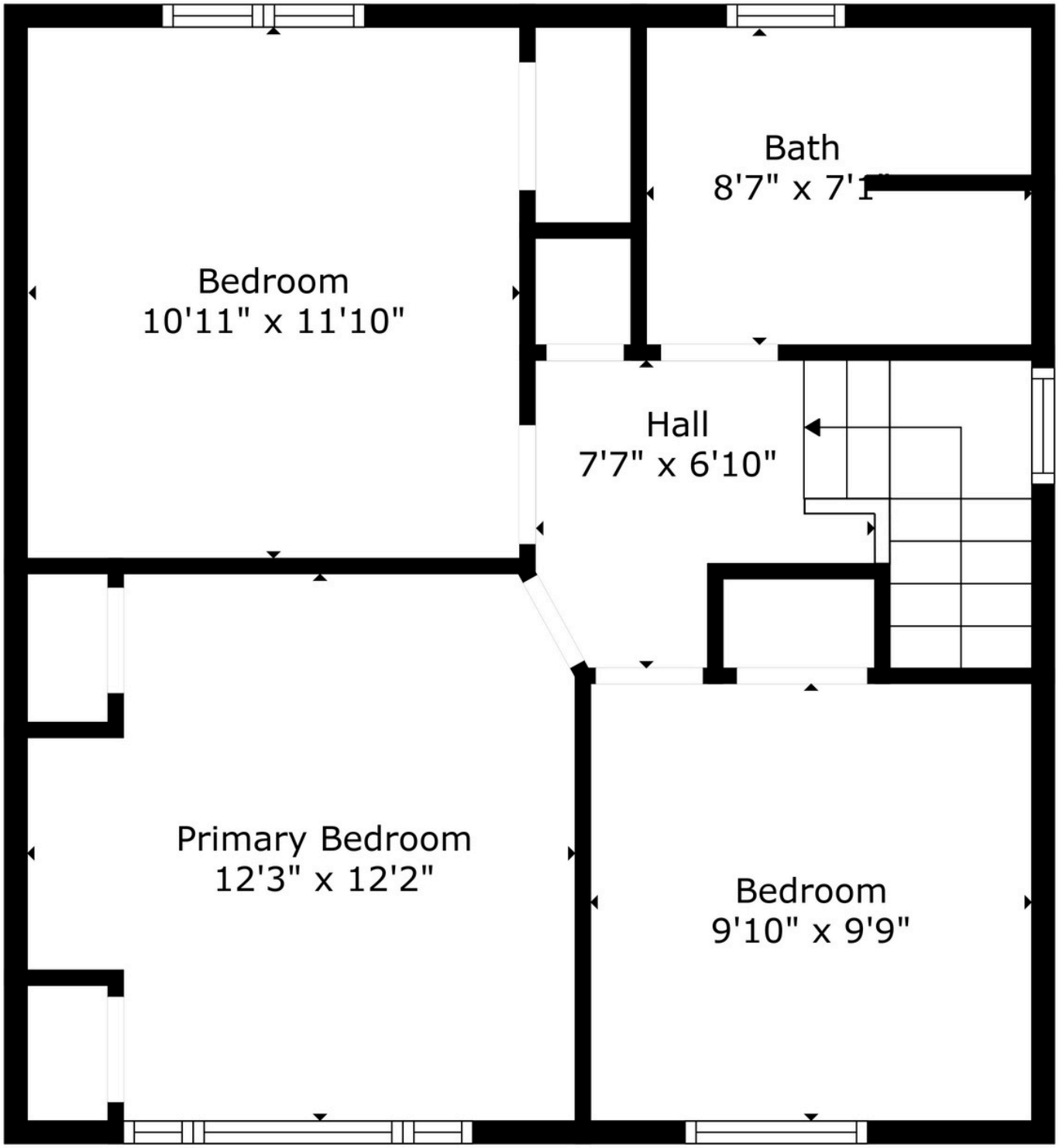
FILE: 00-14C
CAD FILE: MEADOWVALE12-SRPR



TOTAL: 1591 sq. ft

BELOW GROUND: 522 sq. ft, FLOOR 2: 522 sq. ft, FLOOR 3: 547 sq. ft

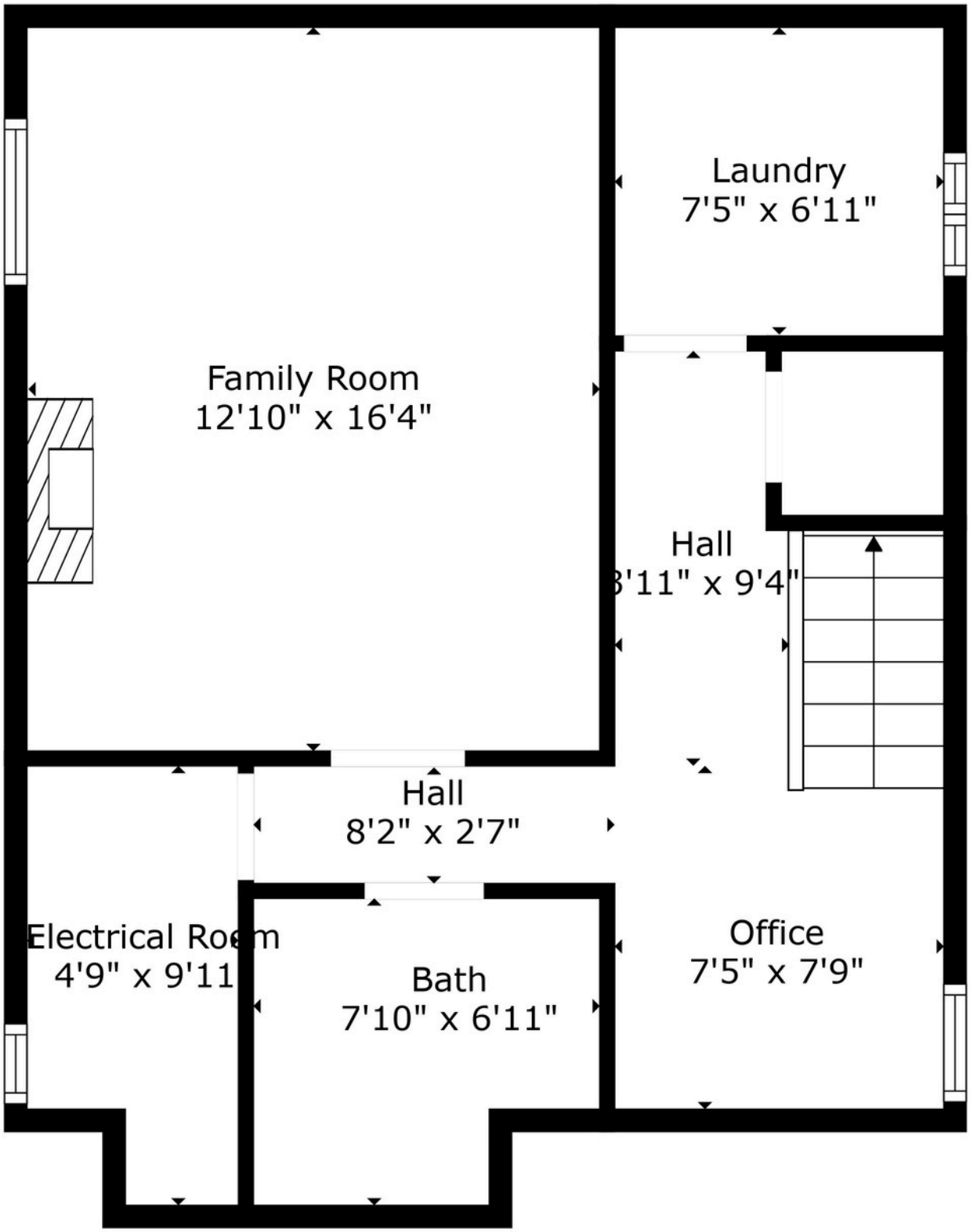
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Wendy Saunders | Broker
Kim Saxton | Broker

SAUNDERS, SAXTON & WINTER

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