



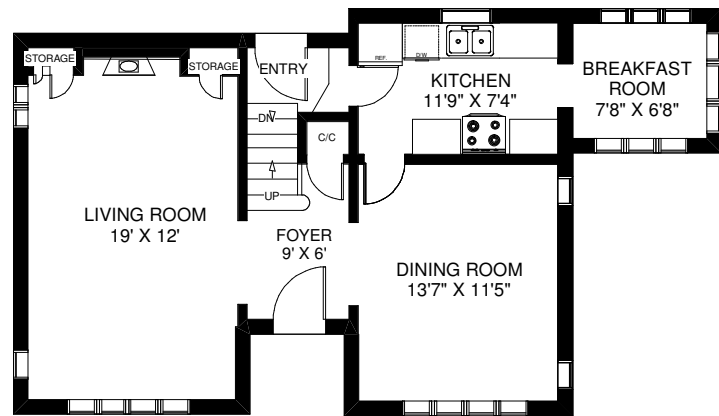
NICOLE EMMERSON
 SALES REPRESENTATIVE
 nicoleemerson@royallepage.ca
 Cell: 416.721.6435

Office: 416.762.8255 | Fax: 416.762.8853 | 2320 Bloor St. West, Toronto ON M6S 1P2

Welcome to
2 BEAUFORT ROAD

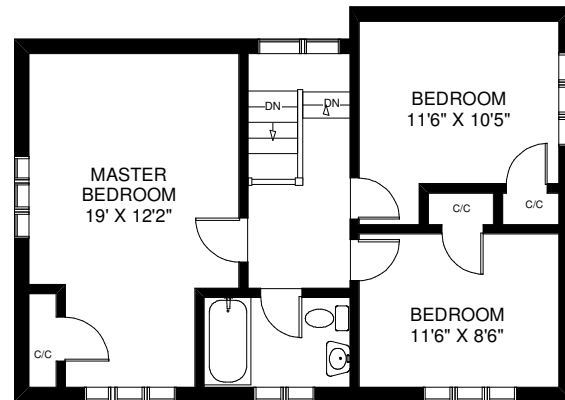
2 BEAUFORT ROAD

2 BEAUFORT ROAD

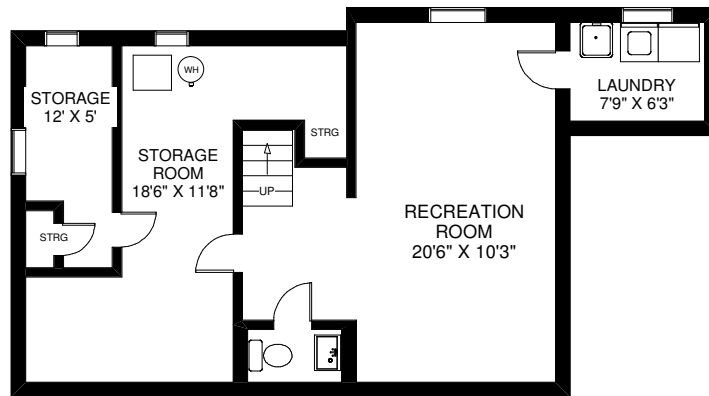


MAIN FLOOR
 APPROXIMATELY 755 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.



SECOND FLOOR
 APPROXIMATELY 685 SQ FT



LOWER FLOOR
 APPROXIMATELY 745 SQ FT



NICOLE EMMERSON
 SALES REPRESENTATIVE
 nicoleemerson@royallepage.ca
 Cell: 416.721.6435

More information available at www.2beaufort.com



Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.



Welcome to 2 BEAUFORT ROAD

This classic Beach Tudor oozes warmth, elegance & charm

Beautifully appointed from top to bottom this home is one of a kind. Entertain friends and family in the spacious formal living room with charming wood burning fireplace overlooking the lush perennial garden. Enjoy a lively dinner party in the handsome formal dining room with original wood paneling, crystal chandelier and classic leaded glass windows.

The galley style kitchen is a chef's delight with high end appliances, sleek black granite counters and a darling breakfast nook perfect for enjoying a morning coffee while watching the sun rise.

The sun filled upper level offers three spacious bedrooms while the newly finished basement does double duty as a cozy family rec room and office space.

After a long day, relax and enjoy a glass of wine in the beautiful English style garden with extensive stonework and mature greenery.

Welcome Home....

In the Heart of The Beach

Park your car for the weekend! This property is walking distance to the restaurants, shops and boutiques along trendy Queen St., Kew Beach, The Balmy Beach Club and the beautiful boardwalk along the shores of Lake Ontario.

Minutes to downtown by car or TTC. Easy access via Kingston Rd. or Woodbine to the DVP and Gardiner Expressway.

SCHOOLS

TORONTO DISTRICT SCHOOL BOARD

- Williamson Road JS (K-6) - English & French streams
- Glen Ames Senior School (7 & 8)
- Malvern Collegiate Institute (9-12)

TORONTO CATHOLIC SCHOOL BOARD

- St Denis Elementary (K-8)
- Neil McNeil (9-12)
- Notre Dame (9-12)

