EMMERSON
HOMES

113 ELMER AVENUE

MAIN FLOOR
APPROXIMATELY 940 SQ FT

- DN TO PATIO
- BANQUETTE
- SKY LIGHT
- FAMILY ROOM 17'7" X 9'9"
- BREAKFAST BAR
- TABLE
- KITCHEN 12'8" X 10'
- DINING ROOM 13' X 10'
- LIVING ROOM 13' X 10'
- ENCLOSED PORCH 15'6" X 6'6"

SECOND FLOOR
APPROXIMATELY 740 SQ FT

- BEDROOM 10'7" X 9'10"
- BEDROOM 10' X 9'10"
- RAISED STRG
- PRIMARY BEDROOM 13' X 11'2"

LOWER FLOOR
APPROXIMATELY 900 SQ FT

- OUT TO PATIO
- OFFICE 12'5" X 11'9"
- STORAGE 8' X 5'
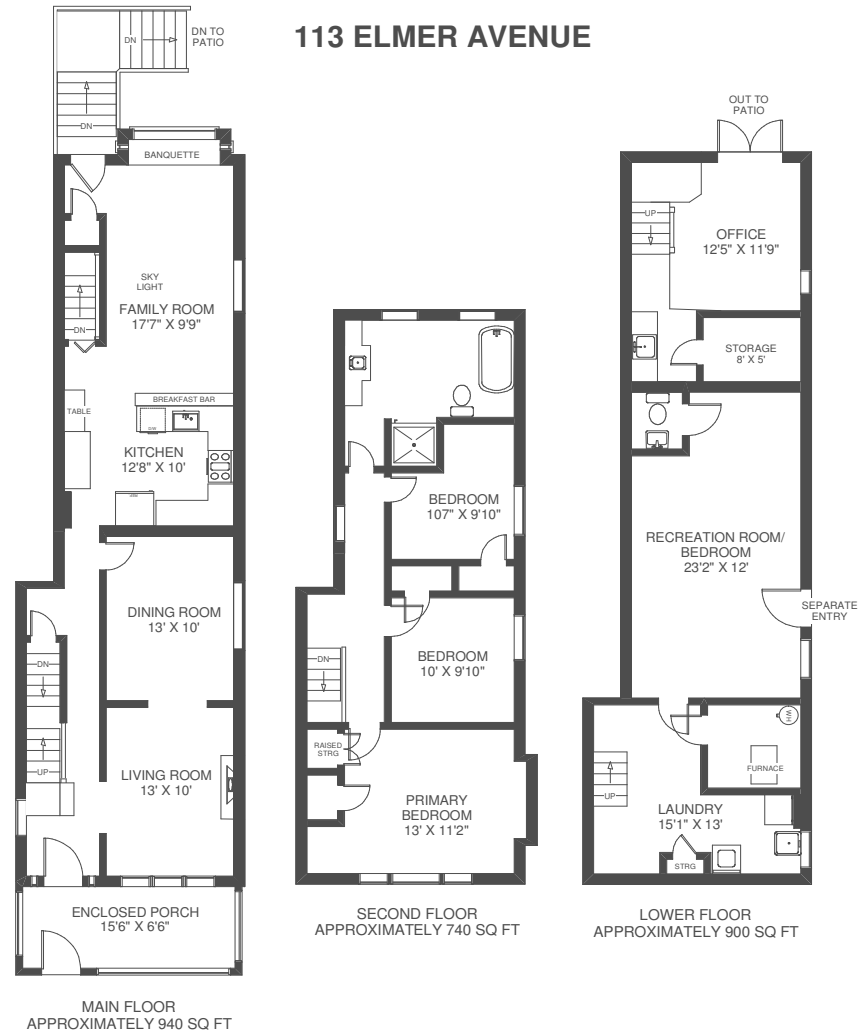- RECREATION ROOM/BEDROOM 23'2" X 12'
- SEPARATE ENTRY
- FURNACE
- LAUNDRY 15'1" X 13'
- STRG

More information available at www.113elmer.com

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

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.

ROYAL LePAGE | **100 YEARS SINCE 1913**
Royal LePage Real Estate Services Ltd., Brokerage

NICOLE EMMERSON | 416.721.6435 | nicoleemmerson@royallepage.ca | www.theresnoplacelikehome.ca

There's no place like home

EMMERSON
HOMES

Welcome to
113 ELMER AVENUE

416.721.6435
nicoleemmerson@royallepage.ca

Nicole
EMMERSON
SALES REPRESENTATIVE

This often admired cozy, cottage-like home has incredible curb appeal and offers much more than meets the eye. 113 Elmer is a beautiful blend of old world charm and modern day convenience and is exactly the type of home we dream about when we think of life in Toronto's trendy Beach neighborhood.

Key features include:

- Spacious, enclosed west facing front porch
- Cozy living room with wood burning fireplace
- Exceptionally spacious dining room open to living room
- Huge open concept kitchen with breakfast bar, six burner AGA gas range and SS appliances
- Family room addition with large skylight open to kitchen and accessible to back patio and garden
- Dreamy 4 piece bath with claw foot tub on upper level
- 3 spacious bedrooms all with closets
- 2 separate finished basement spaces:
  - o One underneath family room addition that walks out to the back garden
  - o Original basement space which is currently set up as a bedroom but could be a large rec room area
- Professionally hardscaped back garden area with multiple seating and dining areas.

Neighborhood amenities:

- Shopping and restos along Queens St.
- Kew Beach Public School
- Kew Beach Park and Kew Beach
- Toronto Public Library
- TTC at the base of Elmer Ave.
- Mins by car to the Gardiner Expressway and DVP

Neighborhood Schools:

- Kew Beach Jr. Public School
- Bowmore Road Jr. & Sr. Public School
- Monarch Park Collegiate
- Danforth Tech & CI

113 ELMER AVENUE

Welcome