



1253 WOODLAND AVE

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MULFORD & EBY
REAL ESTATE

ORIGINAL CHARM WITH MODERN UPDATES

Custom Home on completely private 100 x 200 lot situated in the heart of Mineola West. Rarely available Woodland Ave.! Amazing spacious layout! 4800 Square feet plus basement! Features soaring vaulted ceilings, spacious master suite with five piece ensuite and balcony. Main floor office, hardwood floors and multiple walk-outs! Basement features high ceilings and walk-up to a professionally landscaped backyard oasis with Gibsan concrete salt water pool and hot tub. Steps to Port Credit Go Stations and short walk to Port Credit restaurants and shopping. Lots of close options for Private, Public and Catholic Schools.

www.1253WoodlandAve.com



















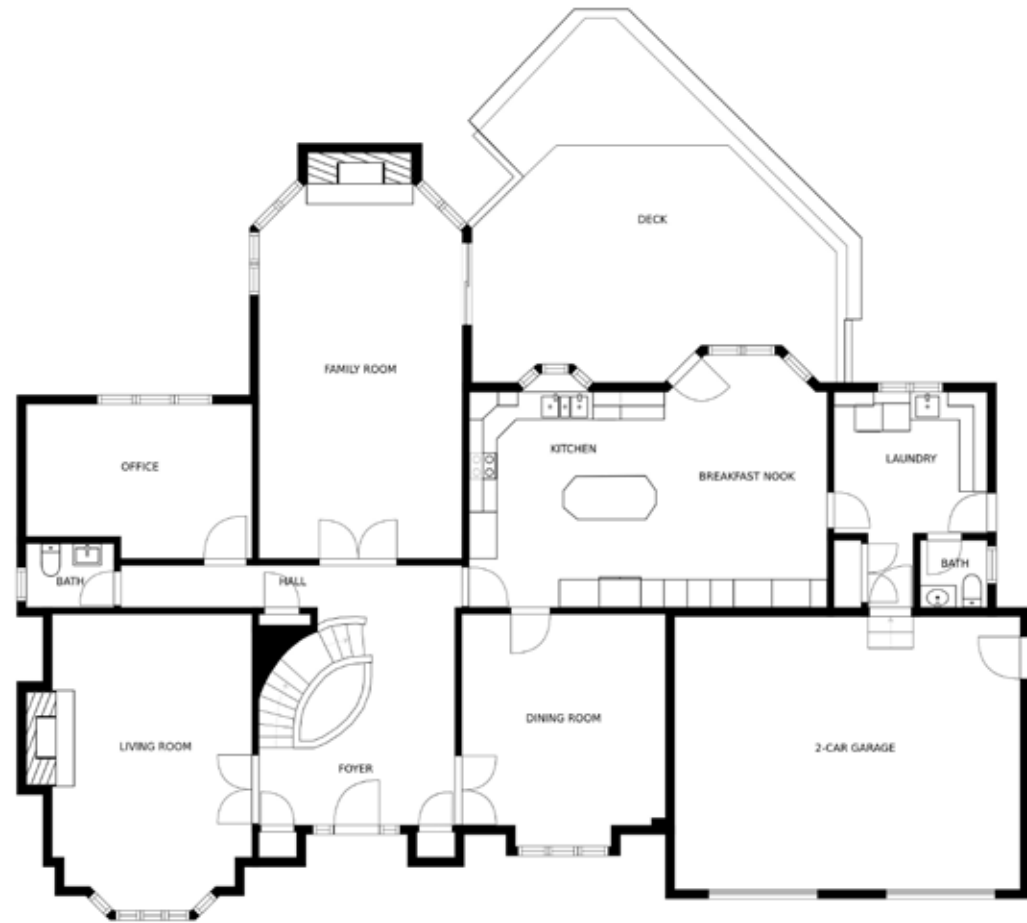




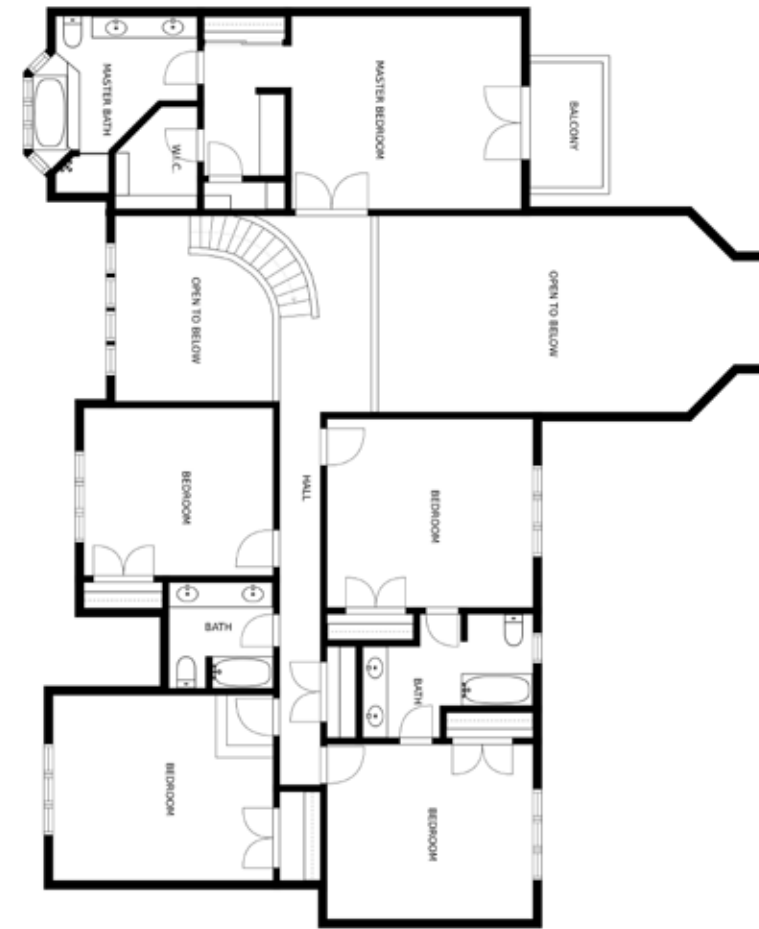




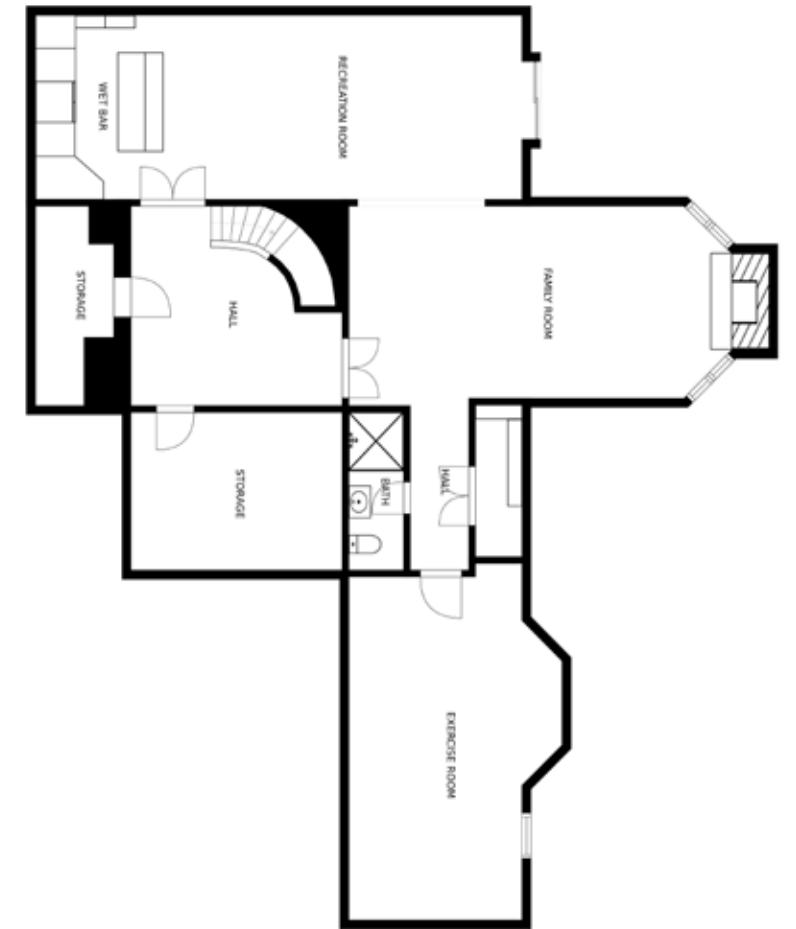




Main Floor Layout



Top Floor Layout



Lower Floor Layout

Measurements and calculations are approximate, provided as guidance only.

FEATURES

Exterior Features

- 100 x 200 Private lot on prime Woodland Ave
- 4800 square feet custom build plus basement
- Gibson Concrete Pool & Hot Tub with new salt system, pump & heater
- Professionally landscaped gardens with mature trees and perennials
- Large circular driveway with parking for 8 cars
- Over-sized double car garage with storage and buffed cement floor
- Interlock drive-way with stone steps and walkway
- Newer retaining wall with armour stone
- 2 Chimneys rebuilt
- Newer garage Floortex floor by <http://www.garageliving.com>
- Furnace (2020)
- New AC condenser (2019)

Main Floor

- Family room with two storey stone fireplace and hardwood floors
- Multiple walk-outs to gardens
- Main floor laundry room with storage and door to garage
- Separate dining room with hardwood floors, large window
- Living room with fireplace and hardwood floors, large windows
- 10 foot high and vaulted ceilings
- Pot lights
- Grand entrance
- Two powder rooms

Second Floor

- Three Bathrooms
- Five generous sized bedrooms
- High Ceilings
- Pot Lights
- Separate master retreat with ensuite bathroom, large walk-in closet
- Walk-out to balcony

FEATURES

Basement

- Fully finished with walk-up
- Wet bar with custom cabinetry and granite counter tops
- High ceilings
- Large games room with pool table
- Wine Cellar
- Lots of storage
- Renovated 3 piece bathroom





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