

Proudly Presenting



50 Princeway Drive

Welcome to the Highly Sought-After and Safe Wexford Neighbourhood.

Exquisitely renovated top-to-bottom, sun-filled, and cheerful family home with quality materials and finishes and attention to details. Professionally finished large lower level with 2 bedrooms, 2 washrooms, 2 entrances, modern family-size kitchen and top-of-the-line appliances, pot lights, home office, in-law/nanny potential and more. Private, resort-like backyard on a 6,318 sq. ft. pie-shaped lot. One-of-a-kind concrete 23'3" x 22'9" jaw-dropping, custom-built garage addition with a 12.5' high ceiling that could accommodate a car lift to fit in 4 cars. Truly every man's dream. Steps to TTC and the major artery of DVP/401. Near Gatineau Hydro Corridor Trail, Maryvale Park (with baseball diamonds, tennis courts, pool, and children's playground), Maryvale Community Center, Maryvale Public School (Elementary), St Kevin's Catholic School, Wexford Collegiate School of Arts (High School), Parkway Mall, Costco, Home Depot, kids' go-karts, bowling, library and restaurants.

Offered at \$1,290,000



Ecko Jay • Broker of Record

416-445-8858 • eckojay@eckojay.com • www.eckojay.com

Your Neighbourhood Realtor With A Proven Track Record!

50 Princeway Drive

Main Level

Living Room	15'-5" x 12'-7"	<ul style="list-style-type: none">• Open concept• Large window• Hardwood floor• Pot lights• Combined with dining room
Dining Room	12'-3" x 9'-1"	<ul style="list-style-type: none">• Open concept• Hardwood floor• Pot lights• Combined with living room
Kitchen	13'-1" x 11'-3"	<ul style="list-style-type: none">• Renovated• Heated floor• Open concept• Custom stone countertop• Porcelain floor• Glass tile backsplash• Exhaust hood• Pot lights
Primary Bedroom	11'-4" x 9'-9"	<ul style="list-style-type: none">• Walk-out to deck and garden• Exterior grade door to backyard• French door• Closet• Hardwood floor
Bedroom	10'-5" x 9'-9"	<ul style="list-style-type: none">• Overlooks garden• French door• Closet• Hardwood floor

See Virtual Tour: www.50princeway.com

50 Princeway Drive

Main Level (cont'd)

Bedroom	10'-9" x 10'-1"	<ul style="list-style-type: none">• French door• Hardwood floor• Closet• Access to attic
Washroom	1 x 4 piece	<ul style="list-style-type: none">• Updated• Heated floor• Soaker tub• Shower with glass enclosure• Pot lights• Porcelain floor• French door
Laundry Area		

50 Princeway Drive

Lower Level

Family Room	15'-11" x 11'-11"	<ul style="list-style-type: none">• Open concept• Walk-up• Pot lights• Micro-cement floor
Games Room	18'-7" x 11'-2"	<ul style="list-style-type: none">• Open concept• Pot lights• Micro-cement floor
Bedroom/ Gym	11'-4" x 9'-8"	<ul style="list-style-type: none">• Laminate floor• French door• Pot lights
Semi-Ensuite	1 x 5 piece	<ul style="list-style-type: none">• Shower with glass enclosure• Rain shower• Pot lights
Office/ Bedroom	11'-5" x 9'-3"	<ul style="list-style-type: none">• Laminate floor• Pot lights
Semi-Ensuite	1 x 5 piece	<ul style="list-style-type: none">• Shower with glass enclosure• Rain shower• Pot lights
2nd Kitchen	12'-9" x 9'-8"	<ul style="list-style-type: none">• Renovated• Open concept• Pot lights• Backsplash• Micro-cement floor
Cold Room	7'-9" x 4'-4"	<ul style="list-style-type: none">• Laminate floor• French door
Washroom	1 x 2 piece	<ul style="list-style-type: none">• Micro-cement floor

50 Princeway Drive

~ List of Improvements~

2021-2022

Replaced eavestrough and downspouts

Replaced front steps

Replaced back yard flat roof

Installed shower glass enclosure in main floor bathroom

New vanity with fixtures in main floor bathroom

Put in vinyl floor in the mudroom with new light fixture
and wood paneling on the one wall.

Constructed back yard deck

Planted around twelve 8-10ft cedar trees in the back
(around the deck)

Re-sodded the front and back yard lawn

Added garden wall along north fence

I

Added work shelf in garage

Installed security system with door sensors
and motion sensors (main floor and basement).
Easy touch screen menu at front door.

See Virtual Tour: www.50princeway.com

50 Princeway Drive

~ List of Improvements~

2021-2022

(cont'd)

Installed a Nest camera door bell

Installed Ecobee thermostat

Added some exterior solar/and plug-in light fixtures in backyard

Installed glass panel off the back exterior deck walk-out

Replaced front door exterior light fixture

Installed new faucet in kitchen sink

New Samsung fridge in main kitchen with
ice maker and water dispenser

New Samsung washing machine
on main floor laundry

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50 Princeway Drive

~ List of Improvements~

(Done by Previous Owner)

Kitchens

Washrooms

Appliances

Floors

Doors

Door fixtures

Pot lights

Closets

Windows

Gas fireplace in living room

Garage

Furnace

Central air conditioner

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~ Inclusions~

Window shutters

Washer in main floor

Dryer in main floor

Washer in basement
(not functional)

Dryer in basement

All electric light fixtures

Furnace (owned)

Humidifier (owned) (not hooked up)

Central air conditioner (owned)

Rough-in central vacuum (as is)

Hi-efficiency Hot Water Tank (Rental)

Shelves in garage

Taxes: \$ 5, 230.25 /2023

Heating: Forced Air Gas/Cenral Air

Lot Size: 45' x 121.45'

Possession: 30 - 60 Days/To be arranged

Rear: Pie-shaped
R: 85', S: 111.64'.
Approx 6,318 sq. ft.

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50 Princeway Drive

~ Attractive Features~

House

- Heated floors on main floor tiled areas
- Basement heated floors (never been used; may or may not be functional)
- Gas fireplace with remote
- BBQ gas hookup
- Wired security cameras on exterior and interior (basement). Wired in most rooms to add cameras where needed
- Ring doorbell
- Ecobee thermostat
- LED light strips in basement ceiling coves (can change colours)
- LED light strips above kitchen cabinetry (basement kitchen, can change colours)
- Light dimmers in some rooms (main floor only)
- Central vac (works but never used by Sellers. As is)
- Programmable number code lock for all doors leading to exterior
- Replacement hardwood floor planks (in box - basement and main floor planks)

Garage

- Large ceiling fan
- Interior lighting
- Wired security cameras (interior of garage)
- Automatic garage door lock on close (security latch)
- Steel doors for higher security
- Motion sensor lights
- Floor drain
- Structurally adequate for installing car lift
- Ample storage and shelving
- Separate garage electrical panel

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~ In Your Neighbourhood~

Maryvale park - baseball diamonds, tennis courts, pool,
children's playground

Maryvale Community Center

Maryvale Public School (Elementary)

St Kevin's Catholic School

Wexford Collegiate School of Arts (High School)

Parkway Mall - Metro, Shoppers Drug Mart, LCBO

Costco, Home Depot

Bowling, kids go-carts

Library

Restaurants

Steps to TTC

One bus (#24) to Victoria Park subway station

One bus (#95) to York Mills Station

Close to the major artery of DVP/401

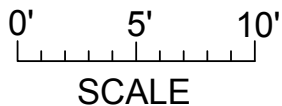
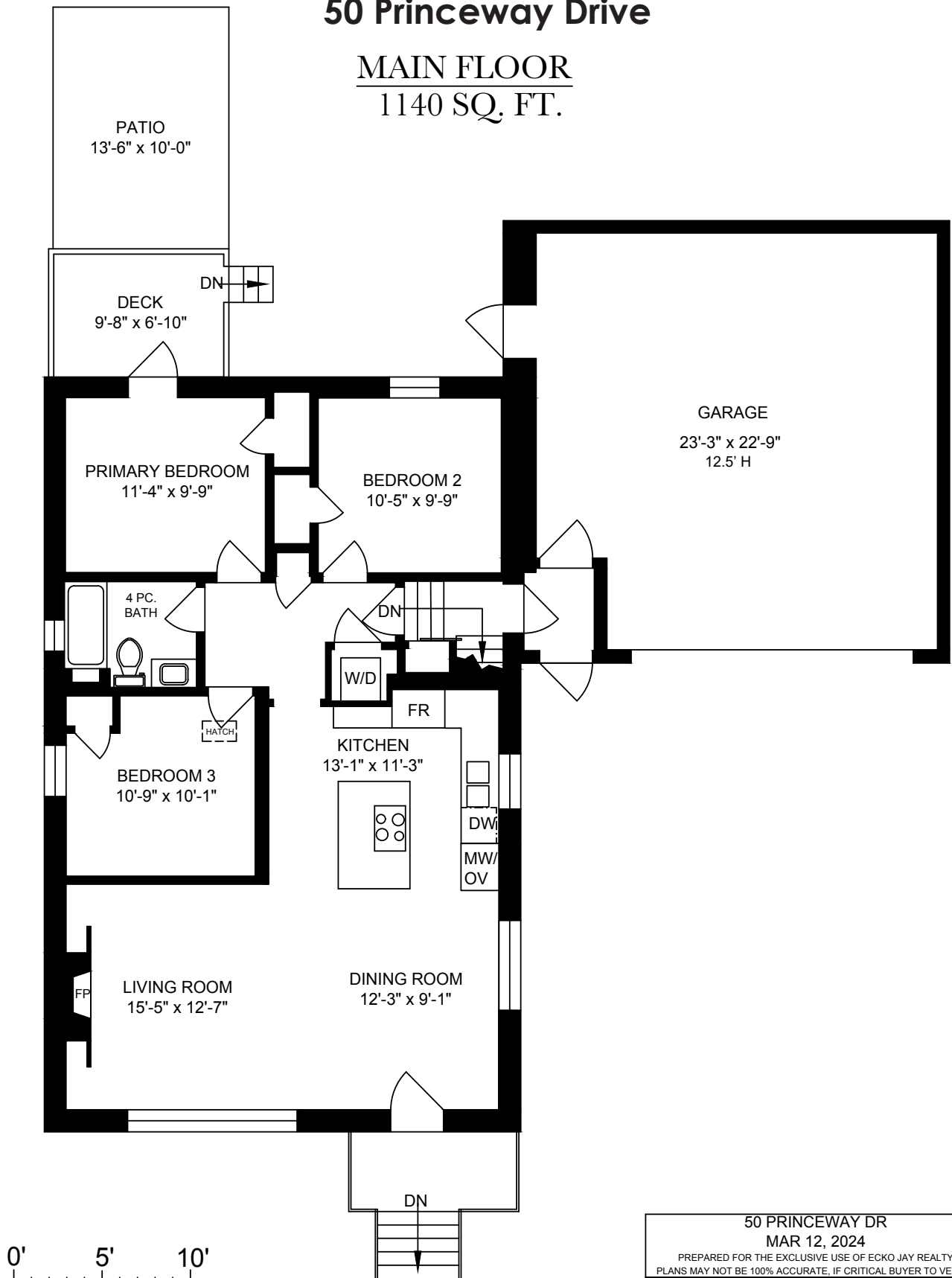
Gatineau Hydro Corridor Trail

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MAIN FLOOR

1140 SQ. FT.

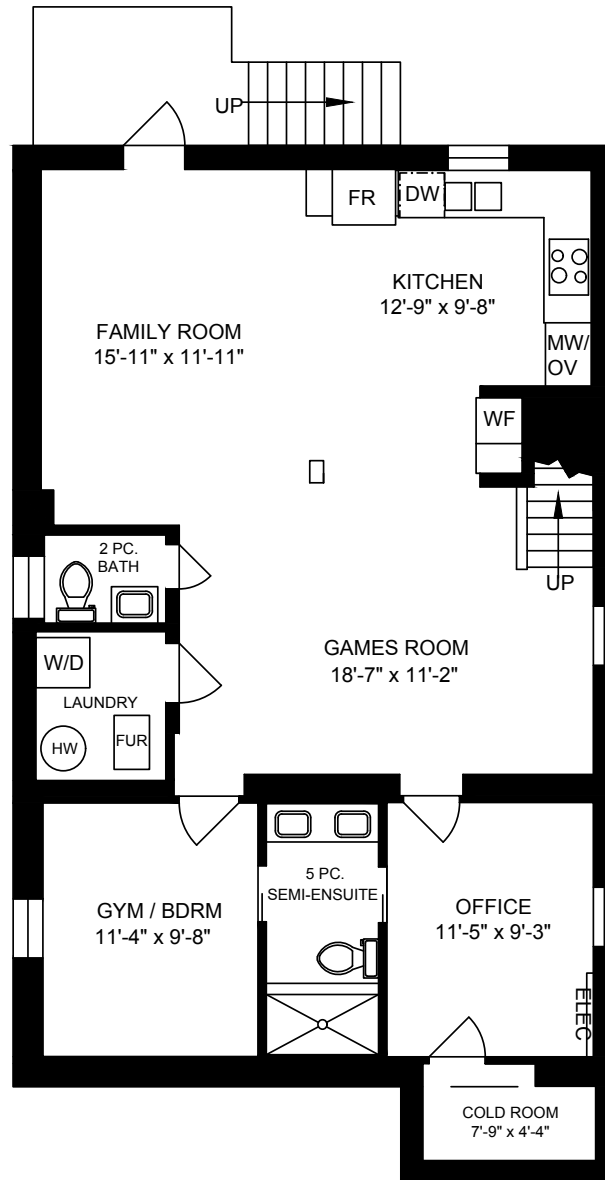


50 PRINCEWAY DR MAR 12, 2024 PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1140	605	203
LOWER	1178	-	-
TOTAL	2318	605	203

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LOWER FLOOR 1178 SQ. FT.



0' 5' 10'
SCALE

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MAIN	1140	605	203
LOWER	1178	-	-
TOTAL	2318	605	203

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THANK YOU

... for taking the time to consider this property.
I will be more than happy to answer any questions you might
have regarding this property or any other properties
in this neighbourhood.

What is your house worth?

Call us for a free market evaluation at no obligation to you.



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HAVE A NICE DAY!

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