



32 Trump Avenue

CENTRAL PARK

This rarely offered 2+1 bungalow is centrally located and has been recently upgraded to be move-in ready!

Situated on a quiet street that is conveniently close to major shopping, transit, Celebration Park, and the Civic Hospital. Nearby is greenspace with the Experimental Farm pathway trail just steps away. Enjoy a 15 minute bike ride to Westboro, Wellington Village or Dow's Lake.

This end unit bungalow is in fantastic condition featuring gleaming hardwood floors throughout the main level and staircase. High ceilings with a neutral palette contribute to an open concept feel with spacious principal rooms. Welcoming entry provides interior access to the double car garage. The living room is highlighted by a cozy gas fireplace that can be enjoyed from the adjacent dining room and is perfect for entertaining. The kitchen features abundant workspace with

new stainless-steel appliances, contemporary backsplash, a breakfast bar, soothing pot lights, an oversized window in the eating area that bathes the space in sunlight and offers backyard vistas. Four-season sunroom at the back of the home takes advantage of the west facing sun, where the expansive windows flood in natural light and provides access to the rear deck and yard. The primary bedroom boasts a generous 4 pc ensuite with soothing soaker tub and separate shower, as well as a walk-in closet. The 2nd bedroom makes a perfect home office with a 3 pc main bath and convenient laundry room with trendy barn door rounding out this level.

The finished basement has additional living space with modern vinyl plank flooring where you'll find the family room, 3rd bedroom, and another 3 pc bath. There's also a very spacious storage room with a handy workshop.

This impeccable property provides a wonderful opportunity to move right in and enjoy. See extensive list of recent updates!





INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer
- Dryer
- All installed Window Coverings
- Eufy Door Bell

EXCLUSIONS:

- Basement Refrigerator
- Basement Freezer
- All Eufy Exterior Security Cameras, Interior Door Sensors & Motion Detectors

Year Built: 1998

Lot Size:

34.42 FR x 101.7' D

2021 Property Taxes:

\$5,497.30

Rental Equipment:

Hot Water Tank

Heating:

Forced Air/Natural Gas

Cooling: Central Air

Possession Date:

TBA

RECENT UPGRADES:

2020:

- New hardwood flooring in primary bedroom, bedroom 2 and stairs.
- New vinyl plank flooring in basement with dry core subfloor
- New vinyl plank flooring in laundry room
- Entire home freshly painted
- All new stainless steel appliances, Bosch dishwasher and top of the line Electrolux washer/dryer on pedestals
- New kitchen sink and faucet
- New kitchen backsplash
- New solar shades in kitchen
- Upgraded electrical including all new decora light switches and GFI outlets in bathrooms and kitchen
- New pot lights in kitchen
- All new light fixtures with LED lighting
- Industrial grade LED lighting in workshop/storage room
- 2 new Panasonic whisper quiet bathroom fans in main floor bathrooms
- Timers on all bathroom fans
- Barn door on laundry room
- All new door hardware and hinges
- Some interior doors rehung
- New basement bedroom window
- A/C and furnace annually serviced, newly installed humidifier
- New eavestroughs
- New parging
- New soffit vents

2019:

New Garage Door

2016:

Repared Driveway

2014:

Roof Shingles, New Gas Furnace

2013:

Central Air Conditioner

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	8'1" x 5'9"
Main	Living Room	19'11" x 14'8"
Main	Dining Room	12' x 10'4"
Main	Kitchen	18'2" x 10'9"
Main	Sunroom	10'10" x 8'7"
Main	Primary Bedroom	15'10" x 12'5"
Main	4 Pc Ensuite Bath	13'9" x 6'
Main	Walk-in Closet	
Main	Bedroom 2	13'8" x 11'2"
Main	3 Pc Main Bath	7'10" x 5'3"
Main	Laundry Room	6' x 5'4"
Lower	Family Room	22'2" x 10'2"
Lower	Bedroom 3	15'3" x 14'
Lower	3 Pc Bath	8' x 6'7"
Lower	Storage Room	28'5" x 25'1"
Lower	Workshop	
Lower	Utility	



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Top 1% in Canada for Royal LePage



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SALES REPRESENTATIVE

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BROKER

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