

# *Welcome to*

116 Sherwood Drive



CHELL  
TEAM





Rare opportunity to own a mid-century bungalow in the sought-after Civic Hospital area. This well-maintained 2+2 bedroom, 2 bathroom home offers a blend of charm, space and walkability. Inside, you're greeted with a thoughtfully designed main floor featuring a bright and open L-shaped living and dining room with cathedral ceilings, fireplace, and beautiful hardwood floors. Sliding patio doors from dining room open to a large deck, perfect for outdoor entertaining. Kitchen offers plenty of cupboard space and a small eat-in area. Spacious primary bedroom with hardwood floors, wall-to-wall closet, and convenient access to a cheater ensuite. The lower level expands your living space with good ceiling height. It features a large sun-filled family room with walk-out to the backyard patio, two additional bedrooms, full bath, and good storage. Attached garage with inside entry through mudroom/storage area. South-facing, fully fenced backyard. Steps to the Civic Hospital campus, Little Italy, Dows Lake, Experimental Farm, parks, schools, shops, and restaurants. Easy access to bike paths and LRT for a quick commute downtown. Don't miss this rare opportunity to own a home that offers both functionality and timeless appeal in one of the city's most desirable areas.







## MAIN LEVEL

Foyer	24'1" x 5'5"
Kitchen	10'2" x 15'6"
Living Room	17'2" x 17'1"
Dining Room	10'6" x 13'8"
Primary Bedroom	14'5" x 12'8"
Bedroom	9'7" x 9'11"
Bathroom	4-piece

## BASEMENT

Family room	28'7" x 9'11"
Bedroom	11'9" x 9'11"
Bedroom	10'4" x 11'3"
Bathroom	4-piece
Laundry	13'4" x 8'5"

Bedrooms: 2 + 2  
 Bathrooms: 2  
 Neighbourhood: Civic Hospital  
 Year Built: ~1965  
 Possession: November 5<sup>th</sup> to November 12<sup>th</sup> 2025  
 Style: Bungalow  
 Exterior: Brick, Wood Siding  
 Parking: Single, Attached Garage (inside entry)  
 Total Parking: 4  
 Heating: Forced Air / Gas (2019)  
 Cooling: Central Air Conditioning (2019)  
 Taxes: \$ 7,964.50 / 2024

## INCLUSIONS

Built-in oven, Stove Top, Hood Fan, Fridge, Washer, Dryer, Freezer, All Window Coverings including Blinds, Alarm System, Hot Water Tank (2016 Owned), Auto Garage Door Opener (2023) and Remote

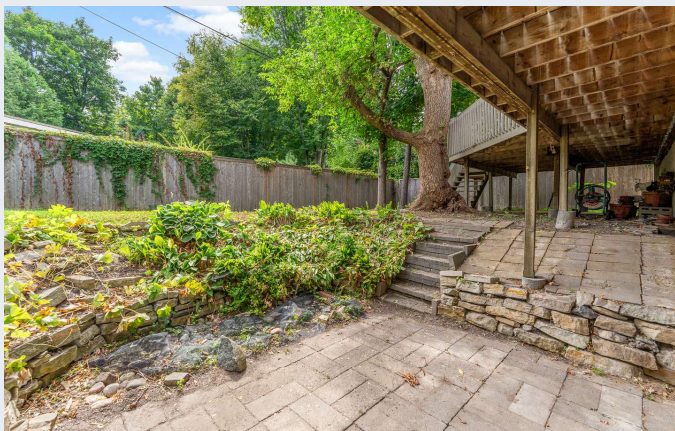
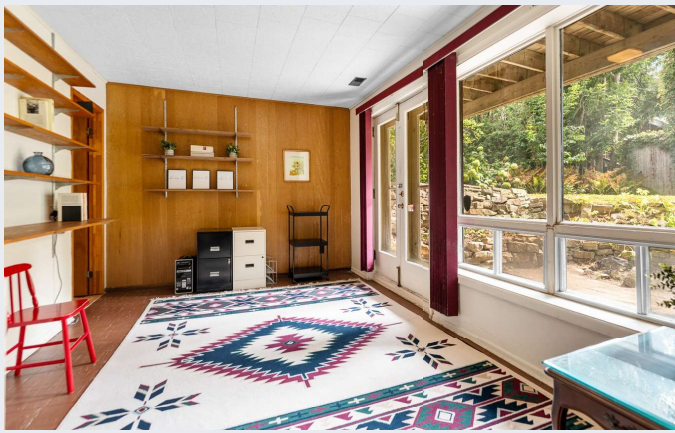
Roof: Re-shingled (2014)

Insulation: Upgraded in cathedral ceiling (2007)

Note: Fireplace has not been used for many years.











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