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your BEST MOVE

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37 DOUGLAS CRESCENT

Ravine setting with breathtaking views. This home has been extensively renovated with a full rear addition. Open concept living space with great flow. Kitchen with breakfast room overlooks the spacious family room. Master suite with modern ensuite and walk-in closet. Finished lower level with very high ceilings in recreation room. A prime location just minutes to the Brickworks, ravine, Summerhill shops and TTC.

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Absolutely stunning ravine views
- Renovated four bedroom home on the ravine in Governor's Bridge
- Quiet street where children can play out front
- Ideal layout for everyday living and entertaining
- Back addition allows for a spacious kitchen and family room with walkout to large deck
- Lovely master suite with walk-in closet and four piece ensuite, breathtaking ravine views
- Finished lower level with fantastic recreation room
- Quiet location
- Great local public schools including Bennington Heights Elementary, Bessborough Drive Elementary and Middle School and Leaside High School
- Close to Toronto's top private schools
- Minutes to downtown and easy access to TTC and the shops on Summerhill
- Short walk from backyard to the Brickworks, Chorley Park and the ravine

IMPROVEMENTS:

- New air conditioning unit (2016)
- Freshly painted (2016)
- New asphalt driveway (2016)
- New roof (2015)
- Second floor bathroom (2015)
- New front door (2015)
- New front porch (2015)
- New rear addition (2009)
- Interlock stone installed for front pad parking
- All windows replaced
- Landscaped backyard

ADDITIONAL INFORMATION:

Inclusions: General Electric stainless steel fridge, Frigidaire stainless steel four burner dual fuel stove/oven, General Electric stainless steel dishwasher, Frigidaire stainless steel built-in microwave, Hotpoint washer, Whirlpool front load dryer, all electric light fixtures, all window coverings, Danby chest freezer in lower level, split system air conditioner and gas boiler and equipment.

Exclusions: None.

Lot: 31 feet by 128.25 feet.

Parking: Private driveway with one car parking.

Heating: Hot water gas.

Cooling: Split system air conditioner (2016).

Taxes: \$7,670.90 (annual 2016).

Possession: Flexible.

OFFERED FOR SALE AT \$1,950,000

MAIN FLOOR

Foyer

- Hardwood floor
- Closet
- Large window

Living Room

- Hardwood floor
- Gas fireplace with wood mantle and brick surround
- Open to dining room
- New windows overlooking front garden

Dining Room

- Hardwood floor
- Open to living room, kitchen and family room
- Views to back garden and ravine

Kitchen

- Hardwood floor
- Open concept
- Breakfast bar
- Marble countertop
- Pot lights
- Stainless steel appliances
- Double sink
- Valence lighting
- Tumbled marble backsplash
- Open to breakfast room
- Overlooks family room and dining room

Breakfast Room

- Hardwood floor
- Large island/breakfast bar
- Pot lights
- Open to kitchen and family room
- Overlooks back garden and ravine

Family Room

- Hardwood floor
- Pot lights
- Crown moulding
- Open to kitchen, breakfast room and dining room
- French doors with walkout to back deck
- Stunning ravine views

Renovated Powder Room





SECOND FLOOR

Master Bedroom

- Broadloom
- Vaulted ceiling
- Large walk-in closet with built-in organizers
- Walkout to back deck – beautiful ravine views

Renovated Four Piece Ensuite

- Marble floor
- Large shower with glass enclosure and marble surround
- His and Hers floating sinks
- Pot lights
- Wall sconces
- Large window

Second Bedroom

- Broadloom
- Overlooks front garden

Third Bedroom

- Broadloom
- Double closet

Fourth Bedroom

- Broadloom
- Closet

Renovated Four Piece Bathroom

Linen Closet

Closet





LOWER LEVEL

(Separate Side Entrance)

Media Room

- Broadloom
- High ceiling
- Pot lights
- Above grade windows
- Access to sump pump closet

Recreation Room

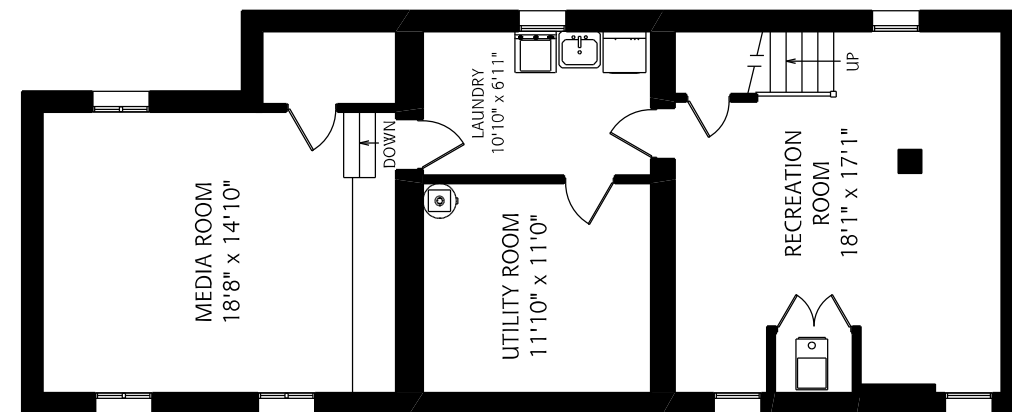
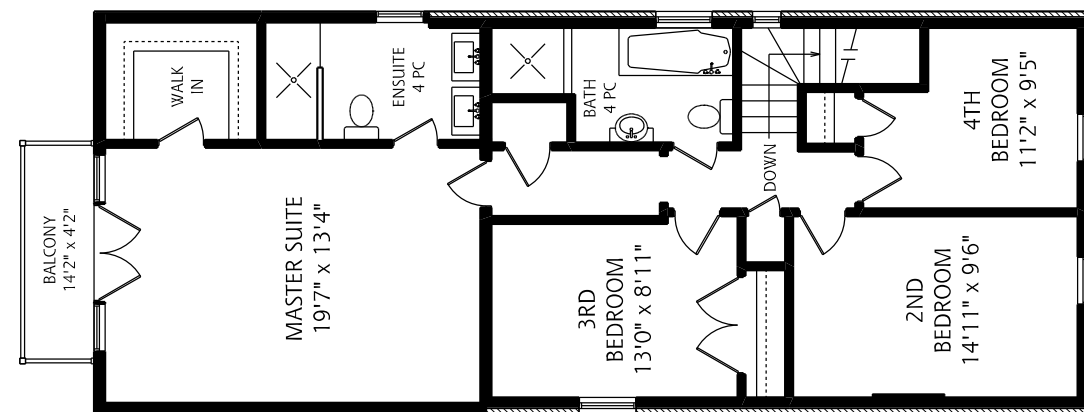
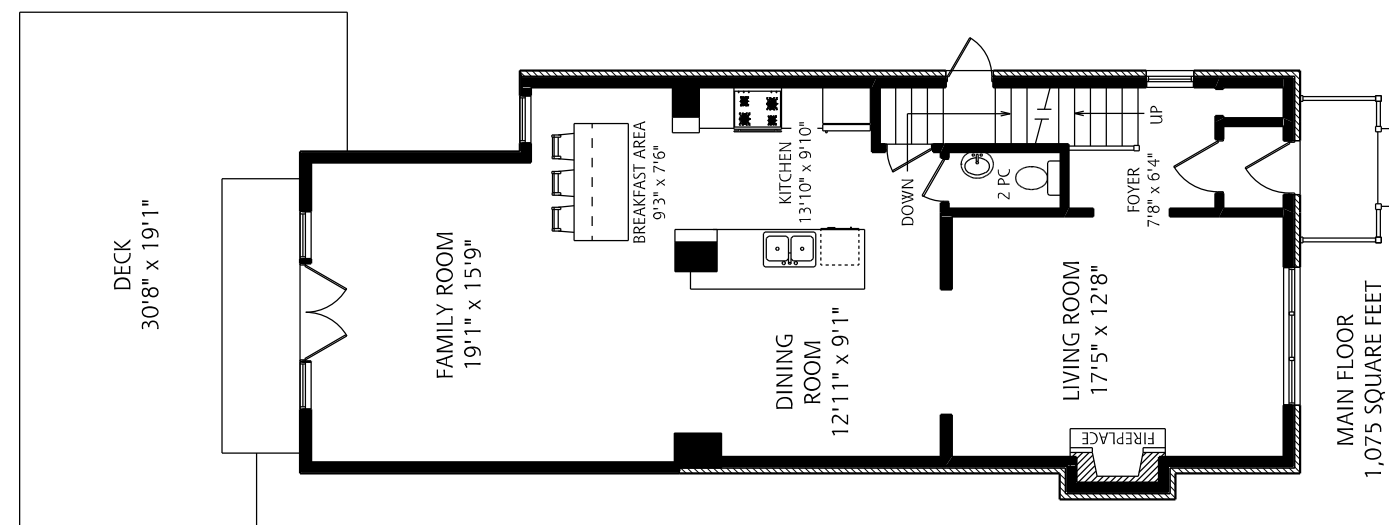
- Broadloom
- Pot lights
- Above grade windows

Laundry Room

- Tile floor
- Pot lights
- Laundry sink

Large Storage Room

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ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

1/8" = 1' SCALE