

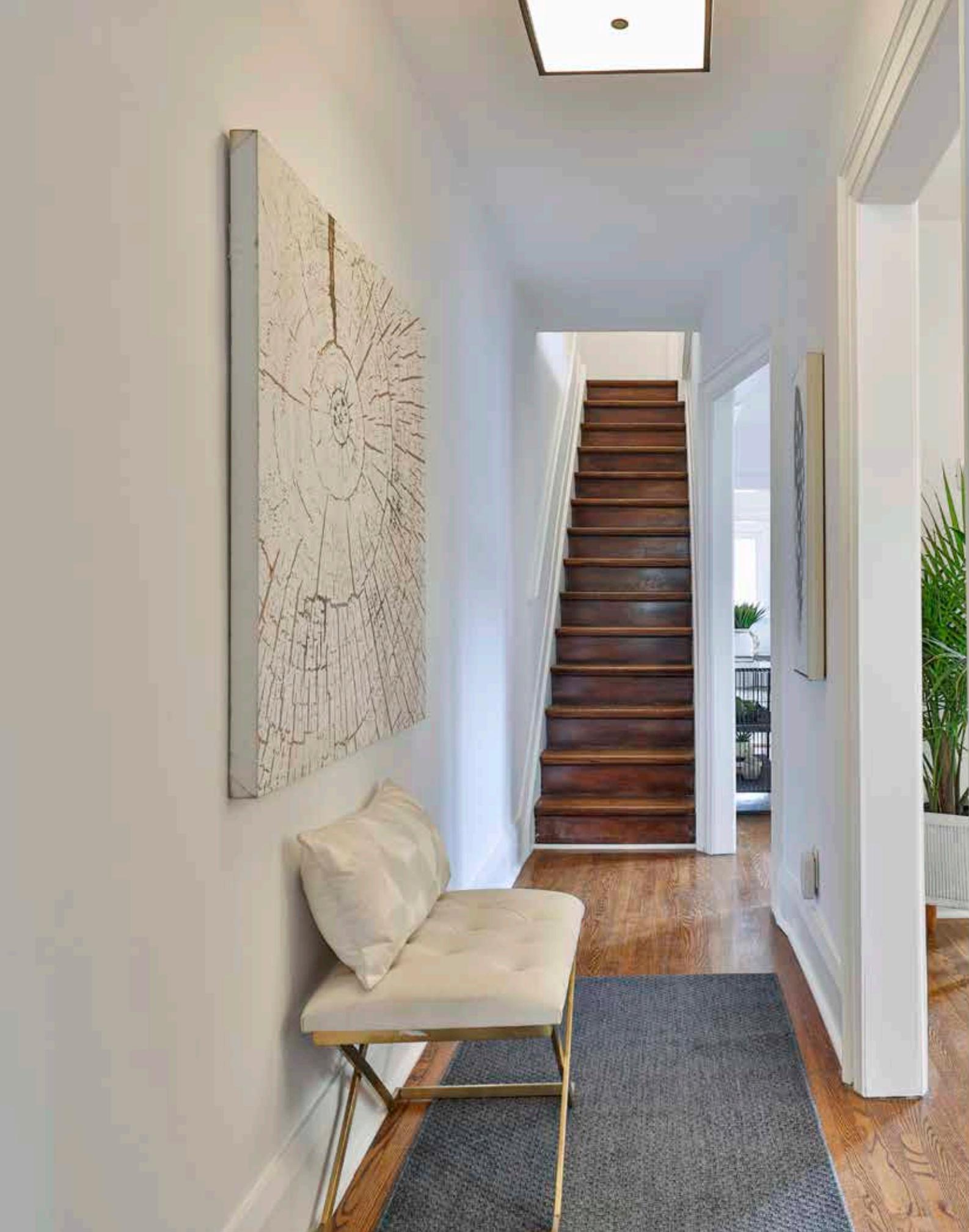


# HEAPS ESTRIN

REAL ESTATE TEAM



469 Davisville Avenue



## 469 Davisville Avenue

Welcome to 469 Davisville Avenue, centrally located in the highly sought after Davisville Village and Maurice Cody school district catchment area. This chic and charming home uniquely balances contemporary and traditional finishes in a way that meets the functional needs of any homeowner.

Upon entering the light-filled home, one is immediately struck by the thoughtful layout connecting the main floor rooms. The elegant living room features beautiful stained glass and leaded windows, adding a rich and sophisticated aesthetic to the space. At the centre of the home, flowing freely from the living room and kitchen, is the tasteful and classic dining room. The updated kitchen is complete with custom cabinetry and plenty of storage space.

At the back of the house is a fantastic mudroom addition, which connects to the private parking space, increasing the conveniences to everyday living. The main floor also boasts a walk-out to an inviting backyard with a landscaped patio that is perfect for entertaining guests or relaxing with family; offering a tranquil escape from the hustle and bustle of urban living.

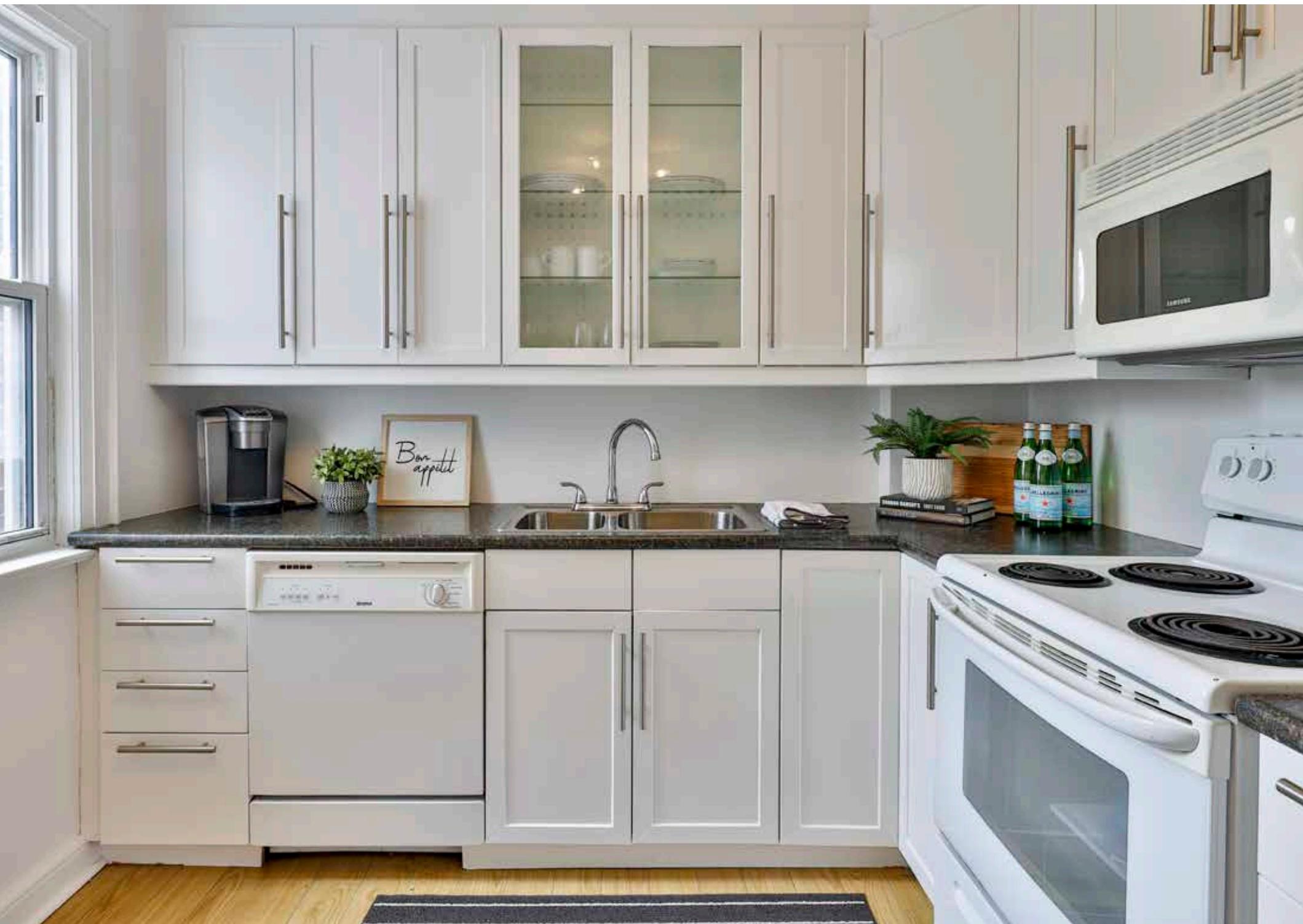
The second level showcases an abundance of natural sunlight and features three well-appointed bedrooms each with hardwood flooring throughout. A four-piece bathroom perfectly completes the second level.

In the lower level, one can enjoy the expansive and versatile recreation room that is perfect as a children's play area or as a multimedia room. It also features a custom built-in bar area that is an entertainer's dream. The large lower level laundry area offers an easy option for a bathroom addition.

469 Davisville Avenue is only a short drive from the downtown core, steps away from grocery and retail stores of Bayview Avenue, a close proximity to some of the best public greenspaces in the city and surrounded by some of the top-ranking public and private schools that the city has to offer. This stellar property offers a unique opportunity to own the perfect family home in a highly desirable midtown location.

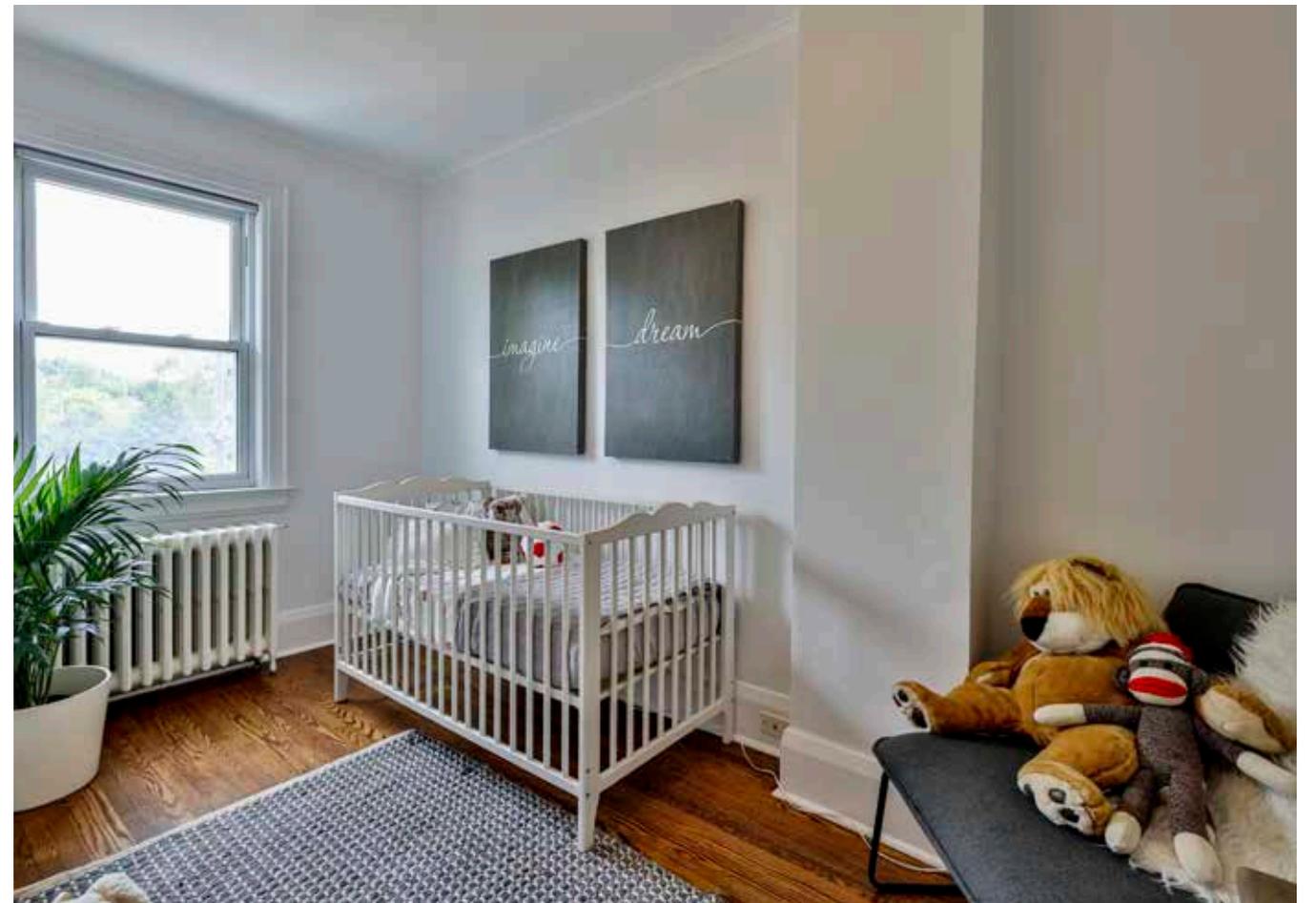


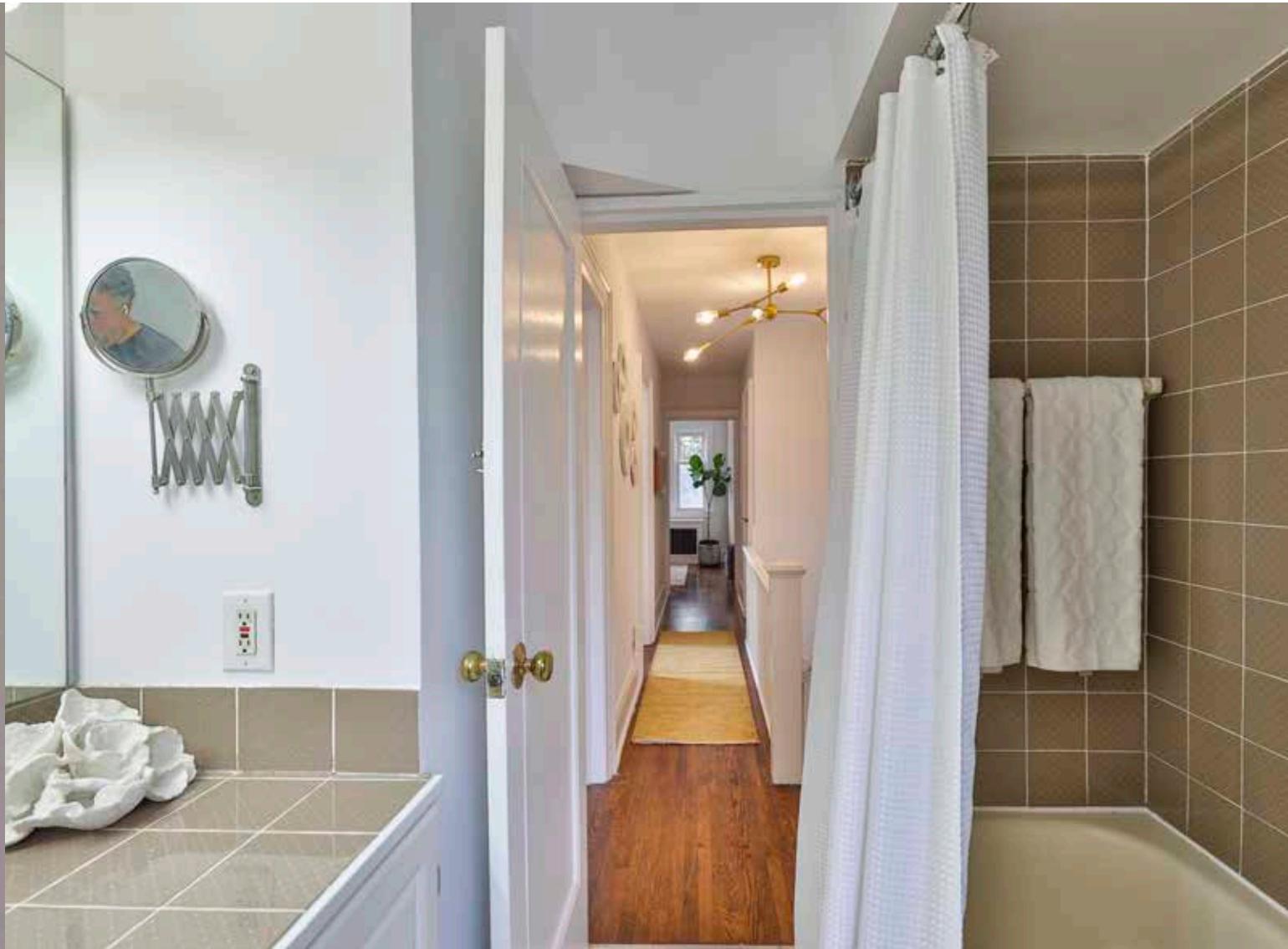


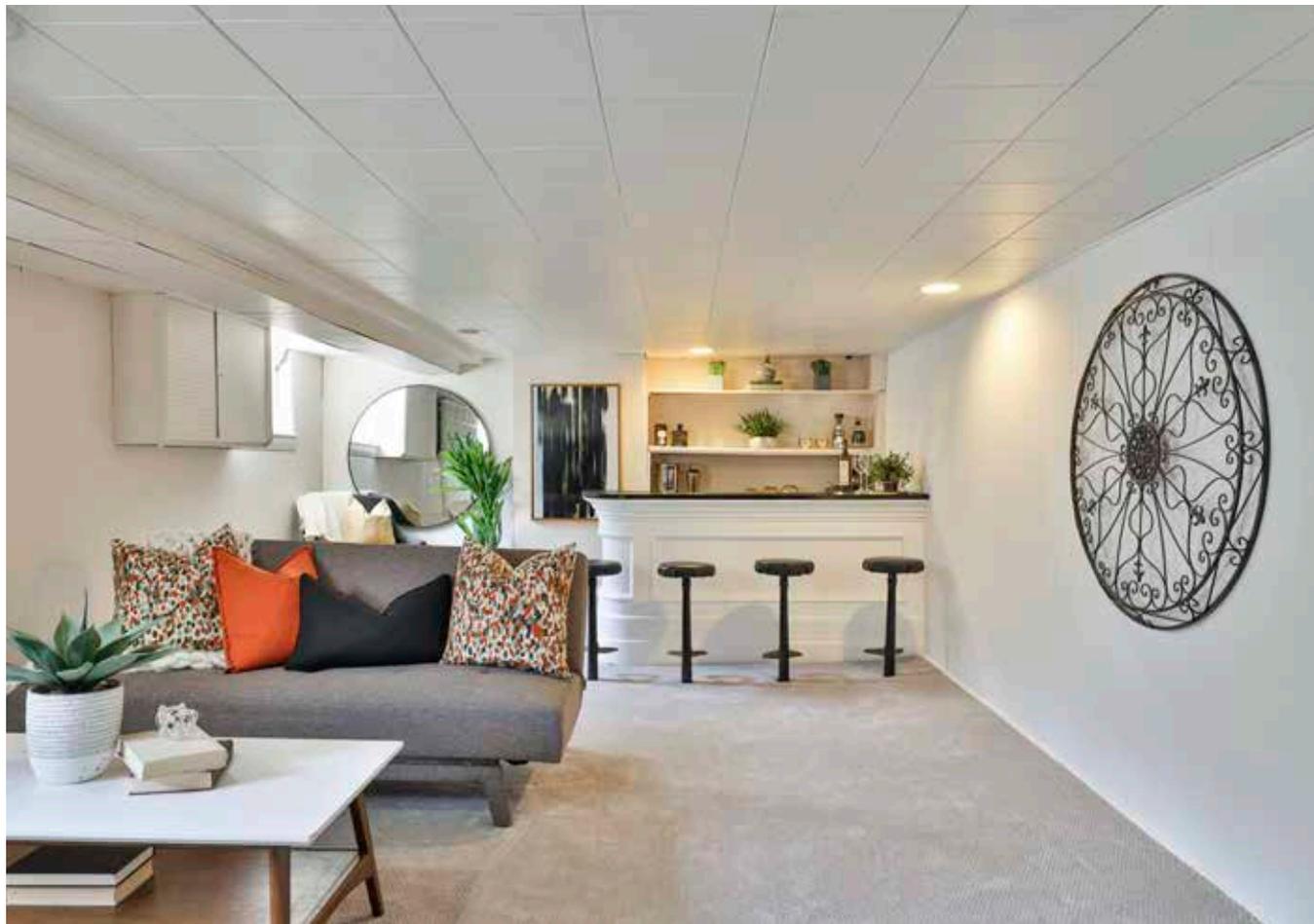


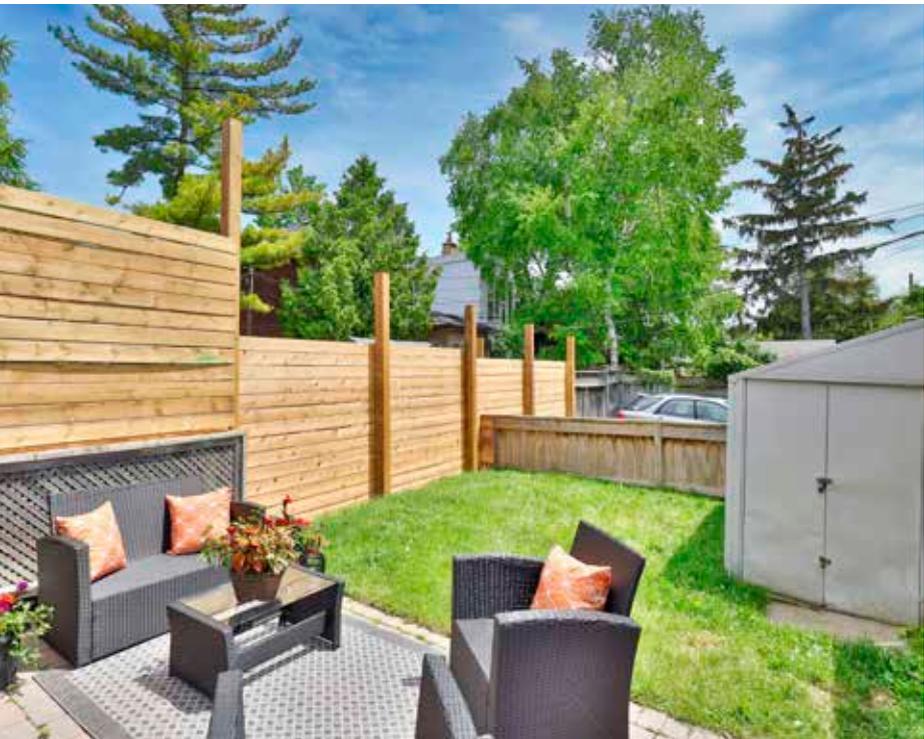




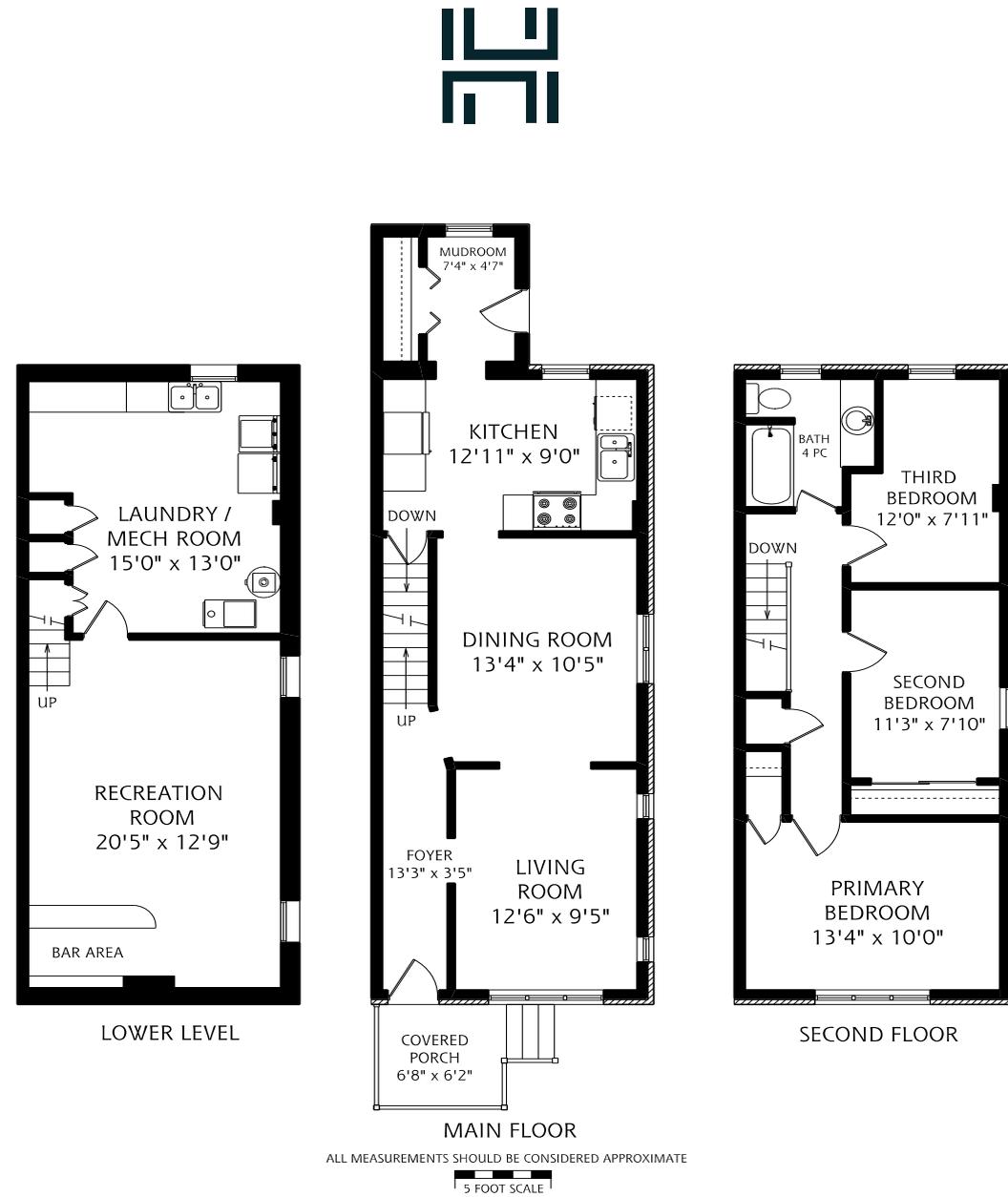








# Features



- Updated semi-detached three-bedroom home in coveted Davisville Village
- Hardwood floors throughout the main and second levels
- Living room showcases elegant stained glass and leaded windows with views of gated front garden
- Dining room overlooking living room and kitchen with charming plate rail
- Stylish kitchen with ample storage space and walk-out to back garden
- Convenient rear mudroom addition
- Generous, well-proportioned bedrooms with hardwood floors
- Finished basement with spacious recreation room and custom built-in bar area
- Large lower level laundry room with potential for additional bathroom
- Fantastic location minutes to downtown Toronto via Mount Pleasant Road, the Bayview Extension, and Don Valley Parkway
- Easy access to TTC and future LRT on Eglinton Avenue
- Prime school district including Maurice Cody Public School, Hodgson Middle School and Northern Secondary School

## IMPROVEMENTS

- 2019: south roof and mudroom roof replaced with 25 year shingles
- 2014: fence by parking pad replaced
- 2013: new wrought iron fence
- 2012: north and west side of the roof replaced with 25 year shingles

## INCLUSIONS

- Kenmore fridge, stove, dishwasher, washer and dryer, Samsung microwave, all light fixtures

## EXCLUSIONS

- None

## RENTAL ITEMS

- Hot water heater

# Details

## LOT

16.58 feet x 100 feet

## TAXES

\$4,374.85 (2020)

## POSSESSION

30/60 days

## HEATING

Radiant, gas

## COOLING

Ductless air conditioning ("as-is" condition)

## DRIVEWAY

Laneway parking for one car



# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

---



**Brenna Whyte**

M.Sc.

SALES REPRESENTATIVE

647.895.3827

[Brenna@HeapsEstrin.com](mailto:Brenna@HeapsEstrin.com)

---

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

---

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated