



# HEAPS ESTRIN

REAL ESTATE TEAM



11 Gange Avenue



## 11 Gange Avenue

A sensational Summerhill semi-detached home with three storeys of perfectly designed space. Walk up the recently finished steps to a three-bedroom home that exudes style and sophistication. Upon setting foot in this open concept main floor laid with Jatoba Brazilian cherry flooring, experience the light and airy feeling that the 10+ foot ceilings convey. Enjoy beautifully appointed living spaces beginning with your open concept living and dining room combination that features ample space with delightful design details. The bright and efficient kitchen features an expansive prep island with stunning quartz countertops and backsplash. Enjoy a walkout from the kitchen to a lovely patio for entertaining and barbecuing with family and friends.

Venture up the runner-lined stairs to the second floor where you are met with two perfect bedrooms, a linen closet, and a four-piece bathroom. The first bedroom features an expansive bay window with a window bench, and plenty of storage between the built-in bookshelves and the closet. The second bedroom benefits from a wall-to-wall closet system, a bright north-facing window and a concealed study desk uniquely tucked away.

Escape to the third floor primary retreat where you can relax by the fireplace and enjoy the serenity of an entire floor to yourself. The calming, light-filled space encompasses a Juliette balcony to south-facing views, a spacious walk-in closet and a tranquil five-piece ensuite with a skylight, a freestanding soaker tub and oversized glass shower, perfect for unwinding at any time of the day.

The family room on the lower level makes an ideal space to watch TV or play games with the family or even to host guests. Also, enjoy the convenience of in-home access to the spacious single car garage with ample storage.

Take advantage of this centrally located home steps from transit, parks, prime shopping and some of the city's best restaurants whilst being tucked away on a private road. With close proximity to the area's top-rated schools, the subway line and downtown, this home offers an abundance of convenience and comfort.

# Details

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## MAINTENANCE FEES

- \$1,780 annually or \$890 semi-annually for driveway and porch snow removal, laneway lighting, yearly external window cleaning, and sump pumps and storm drains payable to Cottingham Place Neighbourhood Association
- Please note that Gange Avenue is a private road that is not maintained by the city
- The association must be notified prior to renting out the unit

## TAXES

\$7,696.94 (2023)

## POSSESSION

Flexible; mid-late June preferred

## HEATING

Forced air / gas

## COOLING

Central air conditioning

## LOT SIZE

15 feet by 65.31 feet

## DRIVEWAY

Built-in 1-car garage

## COMFORT SYSTEMS

- Nest smart home thermostat, doorbell, and smoke detector
- Nilfisk Central Vacuum
- Central air conditioning unit
- Forced air furnace
- Hot water tank

## IMPROVEMENTS

- Painting of primary bedroom & ensuite (2023)
- Repainted front porch banisters (2023)
- New front steps (2022)
- Maintenance of washer and dryer (2022)
- New garage door opener motor (2020)
- Kitchen and primary ensuite updated (2016)
- KitchenAid double door fridge and freezer and Bosch dishwasher (2016)
- Central air conditioning unit (2014) bought out in 2018
- Forced air furnace (2014) bought out in 2018
- Hot water tank (2012) bought out in 2018
- Metal mesh covering for roof gutter guards (2009)
- Skylights in primary bedroom and primary ensuite (2009)
- Roof and balconies resurfaced (2009)
- Soundproofing of windows and sliding door in primary bedroom
- Broadloom on stairs and lower level

## INCLUSIONS

- KitchenAid double door fridge and freezer with water/ice maker (as-is)
- Frigidaire Gallery gas range and over
- Frigidaire Gallery microwave
- Bosch dishwasher
- Vermont Castings gas BBQ and gas line
- Frigidaire Gallery heavy duty stacked washer and dryer
- Nilfisk Central Vacuum including all attachments
- All existing light fixtures, except where excluded
- All existing window coverings including Hunter Douglas blinds and shutters, except where excluded
- Vanity mirrors and wall sconces in all bathrooms
- Broadloom where laid
- Bookshelves in 2nd bedroom
- Pax closet system in 3rd bedroom
- Heated towel rack in primary ensuite
- Nest smart home thermostat, doorbell, and smoke detector
- Electronic garage door opener
- Two storage shelving units in garage

## EXCLUSIONS

- Chandelier in dining room
- Curtains in living room
- Patio furniture in rear patio
- Gold tree light fixture in living room
- Decorative sconces in entryway
- Nest smart home portable cameras in living room and garage

## RENTALS

- N/A

# Features

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- Freehold three-storey semi-detached home located in the heart of Summerhill
- Bright open concept main floor with 10'2" ceilings
- Jatoba Brazilian cherry flooring is continued throughout all three floors
- The living room and dining room feature custom built-in display shelving and cabinetry, pot lights, crown moulding, high baseboards, and a gas fireplace with space and wiring above the mantle for a mounted TV
- The kitchen was renovated in 2016 with quartz countertops, a prep island with large stainless steel sink, white shaker cabinets, stainless steel appliances, and a walkout to the rear patio with interlocking brick
- A convenient coat closet on the main floor also houses the internet and media centre
- Walk up the gorgeous staircase to two separate bedrooms - one with a grand bay window complete with shutters and a bumped out seat with handy storage space underneath and handy bookshelves - and the second with a wall to wall PAX storage system and a hidden office closet
- Nestled between the bedrooms lies a four-piece bathroom with eye-catching wallpaper, a jetted tub/shower combination, and charming tiled floors
- The second floor also features a practical laundry room with stacked washer and dryer, as well as a separate linen closet
- Relax in the 3rd floor primary retreat with 9' ceilings, gas fireplace with custom mantle, skylight, walk-in closet with built-ins, soundproof bay windows, and Juliette balcony
- Also present on the 3rd floor is an expansive five-piece ensuite; it features a double vanity, marble floors, a gorgeous stand-alone tub, a stunning glassed-in shower, a large skylight, a heated towel rack, and a water closet
- Cozy family room in the lower level with potential to add a powder room or laundry
- Easy access to garage with plenty of storage space



# 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.

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