

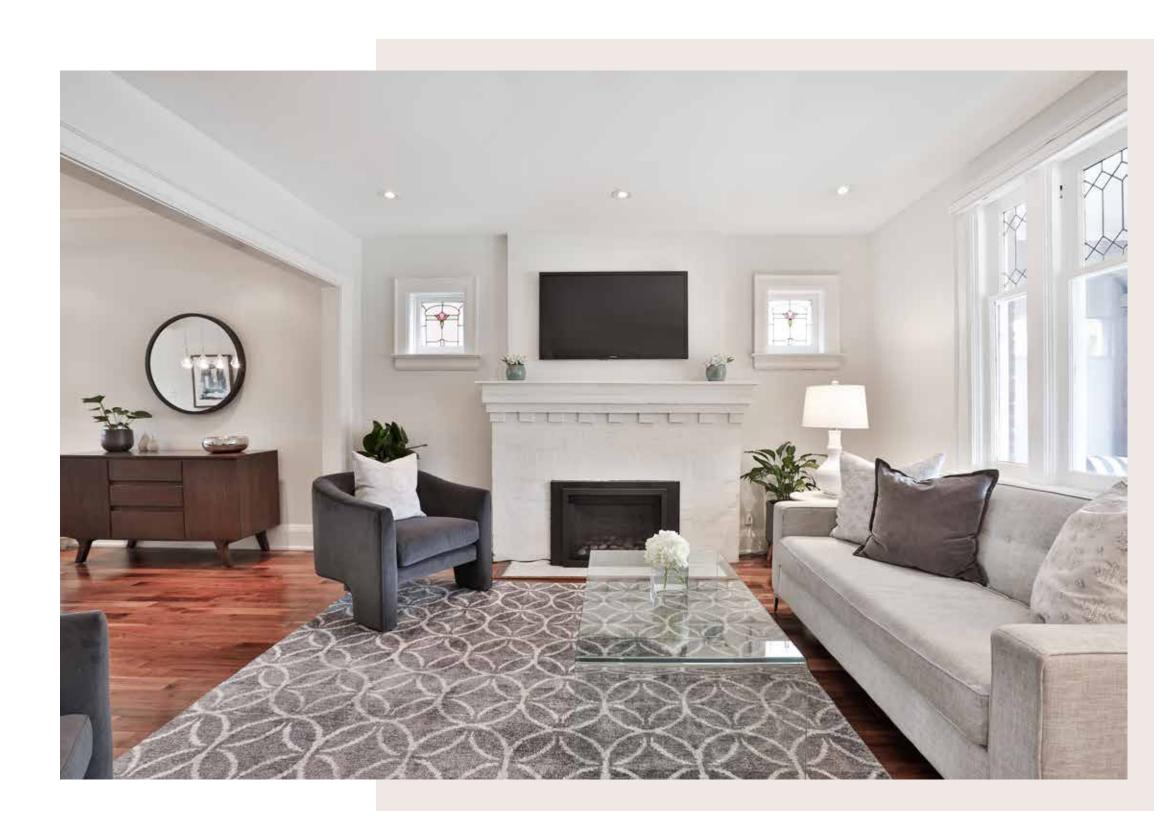


# 36 Thurston Road Davisville

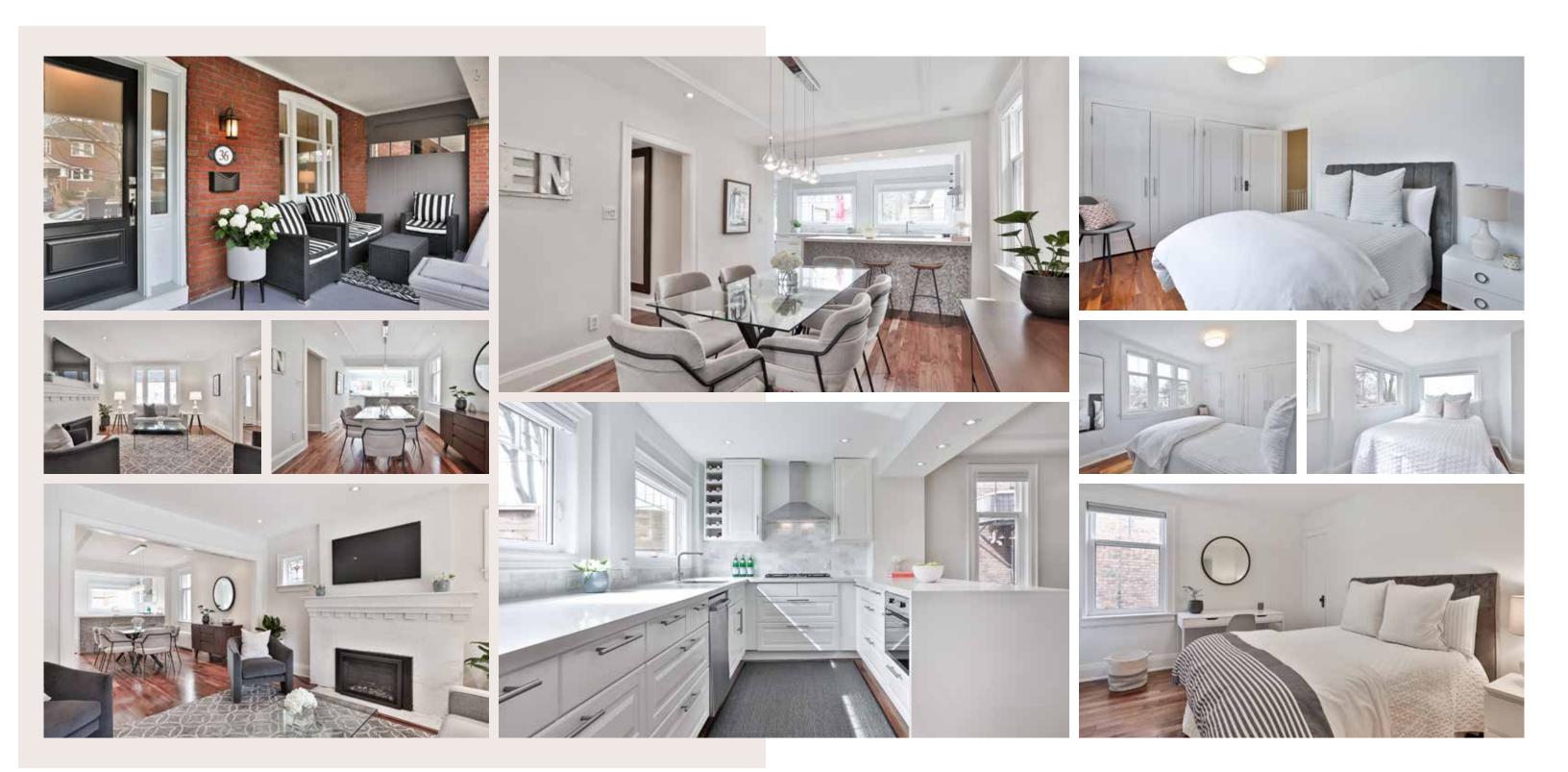
## Welcome Home

Welcome to 36 Thurston Road. This spacious extra wide semi with a 3-storey addition, is perfectly situated on a quiet street in sought after Maurice Cody P.S. district. The stunning renovation has a remarkable floorplan, boasting an open kitchen with wall-to-wall windows, quartz countertops, pantry, laundry room and powder room, all on the main floor! New gas fireplace, pot lights, and gorgeous Brazilian Walnut hardwood floors throughout, bring warmth to the entire home. Second floor is bright with uncommonly large bedrooms, 5pc bathroom with heated marble floors & double sinks, primary bedroom has dressing room with custom built in closet & sunny windows. Finished basement with new Berber carpeting, office, 4th bedroom, rec room and walk-out to the backyard. Dine al fresco on the large deck and let the kids roam free in the spacious backyard. Existing garage could be used as studio or converted into a potential legal Garden Suite to generate income. Incredible family friendly neighbourhood with a strong sense of community, walkable to the best of Bayview & Mt Pleasant's restaurants, shops, cafe's, parks, trails, TTC and new Eglinton LRT (opening soon!). This home is meticulously maintained, has tons of storage space, and totally move-in ready.

- 3+1 Bedrooms
- 3 Bathrooms
- Finished Basement With Walkout
- Garden Suite Potential



#### PRESENTED BY THE CHANTEL CRISP TEAM



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## **Features**

#### FRONT

- Large Porch With Veranda
- Mutual Drive With Verbal Agreement
- Street Parking (No Permit Needed)

## MAIN FLOOR

- **ENTRYWAY**
- Brazilian Walnut Hardwood Floors
- Double Door Closet
- Built-in nook with Quartz counter and storage
- Pot Lights
- Freshly Painted

#### LIVING ROOM

- Brazilian Walnut Hardwood Floors
- New Gas Fireplace
- Stained Glass Windows
- Large Double Paned Window
- Pot Lights
- Freshly Painted

#### DINING ROOM

- Brazilian Walnut Hardwood Floors .
- Designer Hanging Lights
- Window
- Open Concept
- Pot Lights
- Freshly Painted

#### KITCHEN

- Brazilian Walnut Hardwood Floors
- All Stainless-Steel Appliances: Kitchen Aid Fridge & Wall Oven, Gas Stove, Hood Range & Dishwasher
- Eat-In Breakfast Bar
- Quartz Countertops
- Marble Backsplash
- Modern Stainless Steel Faucet With Dual Sink

- Built-in Wine Rack
- Pantry
- Plenty Of Storage & Counter Space .
- Wall-to-Wall Windows
- Open Concept .
- Pot Lights
- Freshly Painted

#### MAIN FLOOR LAUNDRY ROOM

- Stacking Washer & Dryer
- Built In Shelving
- Ample Storage Space

#### **POWDER ROOM**

- 2-Piece Bathroom With Sink And Toilet
- Sleek Vanity With Storage
- Pot Lights
- Freshly Painted

#### 2ND FLOOR

#### PRIMARY BEDROOM

- Brazilian Walnut Hardwood Floors
- Wall-to-Wall Windows .
- Dressing Room With Custom Built-In Closet
- Designer Hanging Light
- Freshly Painted

#### SECOND BEDROOM

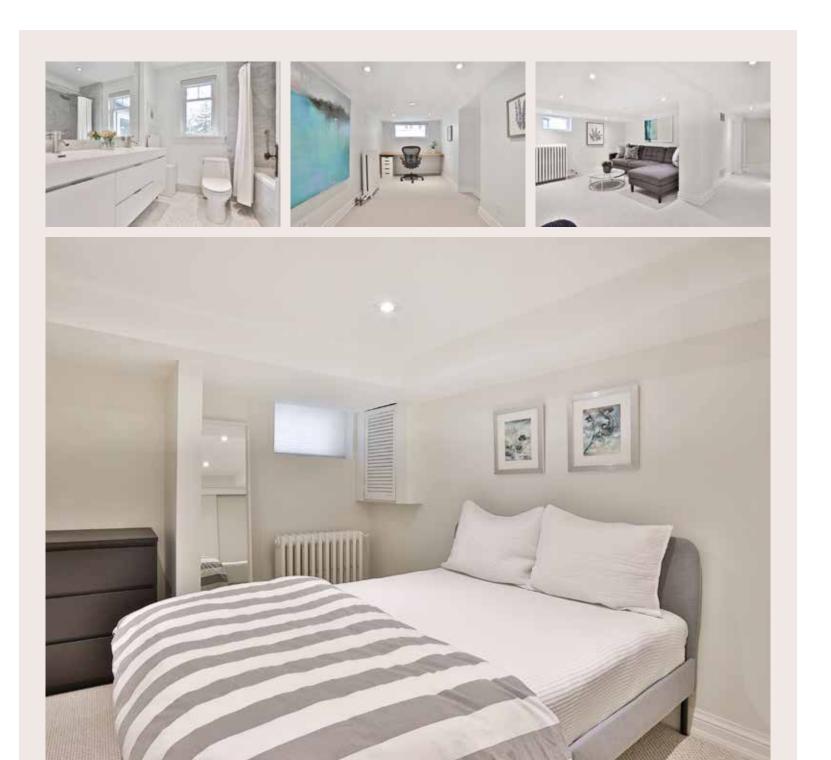
- Brazilian Walnut Hardwood Floors .
- Wall-to-Wall Windows
- His & Her Custom Built-In Closet
- Freshly Painted

#### THIRD BEDROOM

- Brazilian Walnut Hardwood Floors
- Large Window
- Closet
- Freshly Painted



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#### HALL BATHROOM

- 5-Piece Bathroom With Dual Sink, Oversized Tub/Shower Combo And Toilet
- Heater Marble Floors
- Sleek Vanity With Storage
- Rainfall Shower Head
- Window
- Pot Lights
- Freshly Painted

#### BASEMENT

- Separate Entrance
- Cold Room
- Storage Room
- Freshly Painted

#### OFFICE

- Upgraded Berber Carpet
- Window
- Pot Lights
- Freshly Painted

#### **REC ROOM**

- Upgraded Berber Carpet
- Window
- Pot Lights
- Freshly Painted

#### FOURTH BEDROOM

- Upgraded Berber Carpet
- Window
- Closet .
- Pot Lights
- Freshly Painted

#### BATHROOM

- 3-Piece Bathroom With Sink, Shower And Toilet
- Sleek Vanity With Storage
- Freshly Painted

#### BACKYARD

- New Custom Deck
- Hardscaping
- Low Maintenance
- Garden Suite Potential
- Garage With New Roof

### LIST OF FEATURES & UPGRADES

#### 2021

• New Kitchenaid wall oven and fridge

#### 2020

- New windows (with original character lovingly maintained) and doors
- Basement renovation (new upgraded Berber carpeting, office, and bathroom)
- Exterior insulation/stucco system, eaves, and downspouts on the back addition.

## 2019

Gas fireplace

### 2018

• New back deck & gate

#### 2016

New boiler

#### 2013

• Full house renovation & new roof

## Neighbourhood: Davisville

### **NEIGHBOURHOOD FEATURES** NEAR PROPERTY

- Walk Score: 89
- Transit Score: 74
- Bike Score: 51
- Transit Access: TTC Transit Access .
- Major Highways: Don Valley Parkway, 401
- Groceries: Whole Foods Market, Farm Boy, Summerhill Market, Cumbrae's, Friends Fine Foods & Groceries. Metro
- Shopping: Yonge-Eglinton Centre, Leaside . Village, June Rowlands Park Farmer's Market
- Entertainment: Regent Theatre, Cineplex Cinemas Yonge-Eglinton, Davisville Tennis Club
- Coffee Shops: Jules Cafe Patisserie, At Origin Coffee, Well and Better Coffee, Bad Blowfish, Craig's Cookies
- Parks: Beltline Trail, Mount Pleasant Cemetery, Don Valley Brick Works, June Rowlands Park, Sherwood Park
- Restaurants: Sophie's, Belsize Pub, Piano Piano, Starving Artist, Wild Chicory, Hollywood Gelato
- Gyms: F45 Training, Goodlife, Orange Theory Fitness, Oxygen Yoga, 9Round Toronto, Evoke Martial Arts & Kickboxing
- Hospitals: Leaside Hospital, Sunnbrook Hospital

#### SCHOOLS

- Elementary Maurice Cody Junior Public School, Hodgson Senior Public School, St Anselm Catholic School, Bessborough Drive Elementary and Middle School, Eglinton Junior Public School,
- Secondary Leaside High School, Northern . Secondary School, North Toronto Collegiate Institute, Marshall McLuhan Catholic School, Lawrence Park Collegiate Institue, Forest Hill Collegiate Institute

## **Floor Plans**





FLOOR 1



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FLOOR 3











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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are in meters All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.