

CHANTEL
CRISP
REAL ESTATE TEAM



35 Thurston Road
Davisville

Welcome Home

Thrive on Thurston! Spectacular extra-wide semi on a premium street in the sought-after Maurice Cody school district! Gleaming with natural light and exciting nodes of character, this deceptively spacious home boasts upgrades throughout open-concept living with hardwood floors, pot lights, and a modern kitchen with breakfast bar, gas stove and pantry. Dine al fresco on the new stone patio with BBQ gas line and enjoy the large yard and privacy fence with built-in lights; perfect for entertaining or letting the kids roam free. Incredible lot with Garden Suite potential (largest size possible report available!). Meticulously maintained throughout with roomy bedrooms (2 of 3 fit king-sized beds!) including Primary Bedroom with custom millwork accent wall and double closet with built-ins. Newly renovated spa-inspired bathroom with heated floors, heated towel rack, flush glass shower (no step) and heated vanity mirror with defogger. Professionally finished basement is waterproofed with a contemporary bathroom, cozy office (has a window!), large rec room with new Berber carpeting, and tons of storage.

- **3+1 Bedrooms**
- **2 Bathrooms**
- **1 Parking Spot**
- **Garden Suite Potential**





Features

FOYER

- Pot lights
- Tile floor
- Walk in from covered front porch
- Freshly painted
- Overlooking living room
- Hall closet
- Crown molding

LIVING ROOM

- Hardwood floors
- Wood Burning Fireplace
- Pot lights
- Large Window
- Overlooking front porch
- Open concept
- Freshly painted
- Crown molding
- Built-in Book Shelves

DINING ROOM

- Hardwood floors
- Pot lights
- Double doors to back patio
- Open Concept
- Freshly painted
- Crown molding

KITCHEN

- Hardwood cabinetry
- Hardwood floors
- Pot lights
- Breakfast bar with seating
- Upgraded backsplash
- Large window overlooking the backyard
- Open concept overlooking dining room
- Freshly painted
- Crown molding

LAUNDRY/MUD ROOM

- Samsung washer & dryer
- Built-in sink
- Tiled floor
- Freshly painted

SECOND FLOOR WASHROOM

- 3-piece bathroom
- Heated Floors
- Heated Towel Rack
- Upgraded modern vanity with storage
- Frosted window
- Flush glass shower
- Heated vanity mirror
- Tiled floor
- Pot lights
- Hallway linen closet
- Freshly painted

PRIMARY BEDROOM

- Walk-in closet with built-in shelving
- Large window
- Freshly painted
- Attic storage
- Accommodates King Size bed

SECOND BEDROOM

- Large window
- Closet
- Hardwood floors
- Freshly painted
- Accent wall
- Accommodates King Size bed





THIRD BEDROOM

- Large window
- Closet
- Hardwood floors
- Freshly painted

LOWER LEVEL BATHROOM

- 3-piece bathroom
- Window
- Vanity with storage
- Pot lights
- Ceramic floor

BASEMENT

- Berber carpet
- Pantry
- Laundry room
- Separate side door exit
- Window

BACKYARD

- New patio
- Upgraded stone steps
- Built-in flower pots
- New fence south side
- Spacious shed
- Double Doors

LIST OF FEATURES & UPGRADES

2023

- New Privacy Fence

2022

- New KitchenAid Fridge

2020

- Second Floor Bathroom Renovation

2019

- New Back Patio

2018

- New Roof
- New Air Conditioning
- New External Waterproofing
- New Hot Water Tank
- New Sump Pump

2016

- New Front Porch
- New Eavestrough

2015

- New Fence (South Side)

2014

- Knob and Tube removed (certificate available)

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

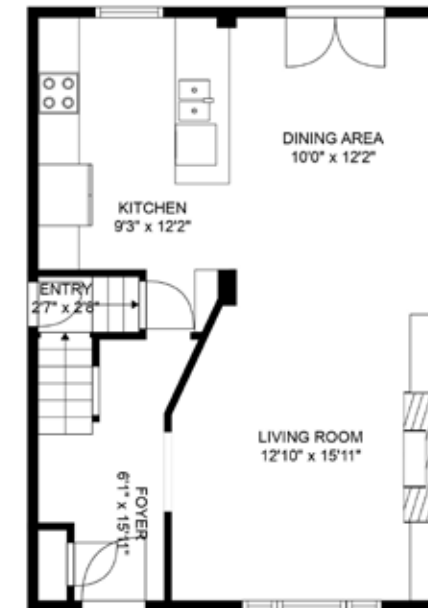
SCHOOLS

- 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 Institute, Forest Hill Collegiate Institute

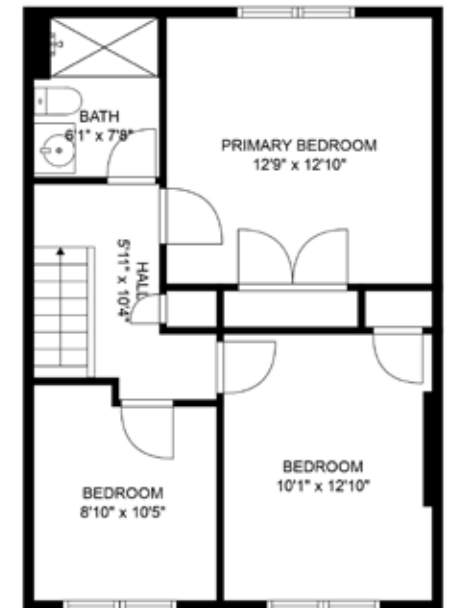
Floor Plans



FLOOR 1



FLOOR 2



FLOOR 3



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