

CHANTEL
CRISP
REAL ESTATE TEAM



66 Banff Road
Davisville

Welcome Home

Spectacular & rarely offered 4 bedroom semi, on a deep 150ft sunny & west facing lot that widens to 32ft at the rear, in the coveted Maurice Cody school district! Fully re-built in 2016 with no detail spared, including an in-ground pool, main floor office, 2 laundry rooms, and tall basement with 8ft ceilings. Sprawling custom kitchen with natural quartzite countertops/backsplash, beverage station, 3 pantries, and high-end fixtures. Wide plank natural oak hardwood floors, new oak staircase, pot lights, and custom built-ins throughout. Luxury Primary with his & hers walk-in closets (with custom built-ins) & spa-like 5pc ensuite with a roomy glass shower & modern stand-alone tub.

The impressive backyard oasis boasts a covered deck, in-ground pool with built-in steps/sundeck + waterfall feature, hot tub, outdoor bathroom, and professionally designed hardscaping/landscaping throughout the property.

Fabulous finished basement with in-floor heating, walk-out to covered terrace, 2 additional bedrooms/office/gym, a 3pc bath with glass shower & seat, 2nd full kitchen (legal with city permit), and 2nd laundry room. Underpinned with over 8ft ceilings and fully waterproofed. Great for guests, nanny suite, or Airbnb income.

- **Professionally Soundproofed Semi Wall**
- **4+3 Bedrooms**
- **5 Bathrooms (including an outdoor bathroom for the pool)**
- **2 Parking Spots (side by side)**
- **Garden Suite Potential**
- **Inground Pool & Hot Tub**
- **Walkable to TTC, Eglinton LRT, and the best of Bayview Village's shops, amenities, restaurants, and cafes**





Features

FOYER

- Porcelain tiled floors
- Solid wood front door
- Window
- Custom Hunter Douglas roller shade
- High-end light fixture
- Entryway closet
- Pot lights
- Oak staircase
- Clear sight line to the backyard

OFFICE/SITTING ROOM

- Large bay window
- Custom Hunter Douglas roller shades
- Hardwood floors
- Glass door
- Built-in bookshelf

DINING ROOM

- Hardwood floors
- Crown moulding
- High-end light fixture
- Open to hallway

CORRIDOR

- Access to the basement
- Access to the powder room
- Hardwood floors
- Pocket door
- Window

POWDER ROOM

- Award Winning Design - Houzz 2016/17
- Hexagon tiled flooring
- Brass fixtures
- Brass mirror with storage
- Brass LED light fixture

KITCHEN

- Hardwood Floors
- Water filtration system (under sink)
- Custom-built wood kitchen
- Built-in undermount cabinet lighting
- Natural stone Quartzite countertop & backsplash
- 8ft custom island with seating for 4 stools, storage on both sides & hidden power outlets
- Three pantries with plenty of storage
- 2 pull-out spice racks, pot drawers, pull-out pantry drawers, and overhead vertical tray storage racks

- Beverage station with Quartzite countertop/backsplash combo, glass cabinets, and built-in wine fridge
- Upgraded fixtures including Waterstone Luxury Kitchen faucets including pull down sprayer, filtered water faucet, soap dispenser & pot filler.
- Large stainless steel farm sink
- Luxury Ginger's cabinet pulls & knobs
- Custom range hood & industrial range
- Kitchenaid appliances including a 6-burner gas stove, 48-inch double fridge, and wall oven with microwave
- Quiet stainless steel Bosch dishwasher
- Built-in wine fridge
- Soft close drawers/cabinets
- Crown moulding
- 2 luxury pendant lights above the island
- Dimmable pot lights
- Open to breakfast area
- Open to family room
- Open to sliding doors that walk out to the covered deck & backyard

FAMILY ROOM

- Hardwood floors
- Large Window
- Custom Hunter Douglas roller shades
- Surround sound speaker system
- Custom built TV unit with gas fireplace surround
- Gas fireplace with custom mantle and quartz tile
- Hardwood floors
- Crown moulding
- Pot lights
- Adjustable lighting
- Open to sliding doors that walk out to the covered deck & backyard

PRIMARY BEDROOM

- Hardwood floors
- His & Hers walk-in closets featuring a pocket door for His, and double door entry for Hers
- Custom closet built-ins
- Pocket door entry to ensuite
- Large Window
- Custom Hunter Douglas roller shades
- Accommodates a King sized bed
- LED ceiling lights

ENSUITE

- 5 piece ensuite
- Freestanding bathtub
- Spacious glass shower featuring a rain shower, handheld sprayer, built-in seat, and waterproof LED pot light
- Double vanity with storage cabinets & drawers
- Luxury vanity light fixture
- Large window
- Porcelain tiled floors & shower tiles
- Custom Hunter Douglas roller shade

BEDROOM 2

- Hardwood floors
- Double closet
- Window
- Custom Hunter Douglas roller shade
- LED ceiling light

BEDROOM 3

- Hardwood floors
- Double closet
- Large window
- Custom Hunter Douglas roller shade
- LED ceiling light

BEDROOM 4

- Hardwood floors
- Closet
- Large window
- Custom Hunter Douglas roller shade
- LED ceiling light

HALL BATHROOM

- 4 pc bathroom
- Double vanity with cabinet storage & drawers
- Shower with tub combination with rain head & handheld sprayer
- Shower pot light
- Tiled floor
- Luxury vanity light fixture

LAUNDRY ROOM

- Tiled floor
- Stackable washer (2015) and dryer (2023)
- Built-in shelving
- Doubles doors
- Floor drain
- Nearby Linen closet
- LED ceiling light

BASEMENT

- Side door entrance
- Suitable to use as a nanny suite
- Wood Staircase complemented by a tiled landing
- Built-in shelving in the entryway closet
- Vinyl flooring (2021)
- Additional closet under stairs
- Underpinned
- 8.5 foot ceilings
- Waterproofed (2015/2016)
- Pot lights
- Adjustable lighting

BEDROOM 5

- Pocket door
- His and hers closet
- Vinyl flooring
- Window
- LED ceiling light
- Remote-controlled motorized roller shades

BEDROOM 6

- Vinyl flooring
- Window
- LED ceiling light
- Open closet
- Pocket door
- Remote-controlled motorized roller shades

BASEMENT BATHROOM

- 3 piece
- Built-in vanity
- Glass shower with rainfall shower head
- Tiled floor

SECOND LAUNDRY

- Stackable washer and dryer
- LED ceiling light
- Tiled floor
- Built in shelving
- Double door entry



KITCHEN

- Vinyl flooring
- Pot lights
- Opens to family room
- Custom kitchen with undermount sink
- Quartz countertops
- Stainless steel appliances including fridge, stove with double oven, dishwasher, built in microwave hood fan
- The breakfast nook leads to double sliding doors that open onto a covered terrace, with steps leading up to the backyard
- Window
- Remote-controlled motorized roller shades

LIVING ROOM

- Vinyl flooring
- Pot lights
- Opens to kitchen
- Double sliding doors open to a covered terrace, with steps leading up to the backyard, featuring built-in storage underneath the deck
- Adjustable lighting

OUTDOOR BATHROOM

- Two-piece washroom (2020)
- Changing corner with built-in shelf/storage
- Sewage ejection system
- Slate flooring
- Shiplap walls feature
- Window
- Barn door entry

BACKYARD

- New covered rear deck that spans the entire back of the house, showcasing privacy fences on two sides including pot lights (2020)
- Heated in-ground pool with integrated steps, where the first step serves as a sun deck, accompanied by a serene built-in waterfall. The pool is lined with vinyl and maintained with chlorine (2018)
- Hot tub (2018)
- Storage shed serving dual purposes as an additional bathroom
- New turf (2018)
- Landscaping (2020)
- Hardscaping (2020)

LIST OF UPGRADES

- Custom millwork & built-ins throughout
- Solid wood doors and upgraded door pulls throughout
- Landscape lighting in the front and backyard
- Front porch
- Driveway fits 2 cars *legally 1 permit as the second spot is part of the walkway*
- Nest thermostat
- Secondary thermostat for basement in floor heating
- Irregular L shaped lot 150 feet deep widens to 32 feet at the rear
- 21 foot three level addition
- Hatch ladder to the attic for loft storage
- Situated in close proximity to some of the top-rated schools, many of which are conveniently within walking distance.

2015/2016

- Entire home gutted, re-built, and extended with city permits
- Roof, AC, Windows, Sump Pump, Hot Water Tank
- In-floor heating system in the basement
- New oak staircases & railings

2018

- Inground heated pool with waterfall feature
- Hot tub installed
- Outdoor 2pc bathroom
- All landscaping & hardscaping
- Exterior lights at front, rear, and pool lights

2020

- Fence on two sides
- Extended back deck with privacy fence on both side

2023

- New stackable dryer for second-floor laundry

Neighbourhood: Davisville

NEIGHBOURHOOD FEATURES NEAR PROPERTY

- Walk Score: 92
- Transit Score: 75
- Bike Score: 70
- Major Highways: Don Valley Parkway & Highway 401
- Groceries: Whole Foods Market, Summerhill Market, Farm Boy & 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, McSorley's
- Gyms: Circle Pilates, F45 Training Leaside, The Soul Collective, North Mo
- Hospitals: Sunnybrook Hospital, Leaside Hospital

SCHOOLS

- Elementary – Maurice Cody Public School, Hodgson Middle School, St Anselms Catholic School, St Monica Catholic School
- Secondary – Northern Secondary School, North Toronto Collegiate Institute, Leaside High School

Floor Plans



CHANTEL
CRISP
REAL ESTATE TEAM



Chantel Crisp

BROKER

☎ 416.443.0300
✉ chantel@chantelcrispteam.com
📷 chantelcrispteam

www.chantelcrisp.com

SHOPS AT DON MILLS
8 Sampson Mews, Suite 201, Toronto, ON M3C 0H5



Signature Realty
IND. OWNED & OPERATED BROKERAGE