



64 BANFF ROAD



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Stunning Semi Perched On A Sunny 150Ft Lot In Sought After Maurice Cody PS District, This Meticulously Renovated And Solid Home Boasts A Custom Open Concept Kitchen With Farm Sink & Breakfast Nook, Trendy Hardwood Floors & Pot Lights, Professionally Soundproofed Party Wall, Updated Bathrooms With Heated Floors, Two Picturesque Window Seats With Storage Bench, And Custom Hunter Douglas Shades Throughout. Bright & Functional Finished Basement Is Fully Equipped With A 4 Piece Bath, Home Office, Spacious Rec Room, And Separate Entrance. Wine & Dine On The Back Deck While The Kids Roam Free In The Huge Backyard. Take A Stroll To Enjoy All That Bayview Village And Mt Pleasant Have To Offer Including The Parks, Shops, Bistros & Patios. Steps To Metro, Whole Foods, Starbucks And The (Almost Ready) Eglinton LRT Station. 2 Parking Spots: Front Pad & Rear.





Features

Foyer:

- o Mirrored Front Closet
- o Keypad Entry
- o Porcelain Tiles
- o New Window
- o Custom Hunter Douglas Roller Shades
- o Built-In Hooks

Living Room:

- o Wood Burning Fireplace
- o Hardwood Floors
- o Pot Lights
- o Large Bay Window
- o Open To Foyer & Dining Room
- o Freshly Painted
- o Window Seat With Storage
- o Custom Hunter Douglas Roller Shades

Dining Room:

- o Hardwood Floors
- o Pot Lights
- o Open To Living Room & Kitchen
- o Freshly Painted
- o Pella Window With Built-In Blinds

Kitchen:

- o Open Concept
- o Breakfast Bar
- o Stainless Steel Countertops
- o Tile Backsplash
- o Stainless Steel Appliances: Built-In Stove, Built-In Dishwasher, Fridge,Microwave, Hood Fan
- o Large Pantry
- o Modern Stainless Steel Faucet & Undermount Sink
- o Sleek Custom Cabinets
- o Stainless Steel Farm Sink (Double)
- o Soft-Close Cabinets & Drawers
- o Pot Drawers
- o Custom Wood Cabinets
- o Plenty Of Storage & Counter Space
- o Access To Backyard
- o Pella Window & Sliding Pella Door With Built-In Blinds
- o Custom Hunter Douglas Roller Shades

Primary Bedroom:

- o Hardwood Floors
- o Large Window
- o Double Closet With Mirrored Doors
- o Overlooks Front Yard
- o Freshly Painted
- o Custom Hunter Douglas Roller Shades

Bathroom:

- o 3-Piece Bathroom With Sink, Shower & Toilet
- o Modern Stainless Steel Faucet & Fixtures
- o Ceramic Tiles On Floor And In Shower
- o Glass Shower
- o Modern Vanity With Storage
- o Marbled Countertop With Sink
- o Towel Holder
- o Pella Window With Built-In Blinds
- o Heated Floors

Second Bedroom:

- o Hardwood Floors
- o Large Window
- o Freshly Painted
- o Double Closet With Mirrored Doors

Third Bedroom:

- o Hardwood Floors
- o Large Window
- o Freshly Painted
- o Built-In Closet
- o Custom Hunter Douglas Roller Shades

Basement Family/Rec Room:

- o Fully Finished
- o Trendy Wide Plank Vinyl Floors
- o LED Pot Lights
- o Storage Closet Underneath Stairs
- o Window
- o Freshly Painted

Basement Office:

- o Spacious and Bright
- o Oversized Abovegrade Windows
- o Large Double Pantry at the Bottom of the Stairs
- o Tons of Storage
- o Built-In Shelves
- o Nook Under the Stairs for Additional Activities
- o Spray Foam Insulated
- o Window Seat with Storage

Basement Bathroom:

- o 4-Piece Bathroom With Sink, Shower/Tub And Toilet
- o Heated Tile Floors
- o Modern Stainless Steel Faucet & Fixtures
- o Ceramic Tiles In Shower
- o Sleek Modern Vanity With Sink
- o LED Pot Lights
- o Freshly Painted

Laundry Room:

- o Tile Floor
- o New LG Washer & Dryer
- o Separate Room
- o LED Pot Lights
- o Freshly Painted

Neighbourhood: Mount Pleasant East

- o Main Intersection: Bayview Avenue & Eglinton Avenue East

Neighbourhood Features Near Property

- o Walk Score: 83
- o Transit Score: 75
- o Bike Score: 70
- o Transit Access: TTC Transit, Eglinton Subway Station, Davisville Subway Station, Oriole GO Station
- o Major Highways: Highway 401 and Don Valley Parkway
- o Groceries: Whole Foods Market, Metro, Summerhill Market, Loblaws, Yonge Fresh Market, Summer’s Best, Marcheleo’s Marketplace
- o Shopping: Bayview Village Shopping Centre, Yonge Eglinton Centre, SmartCentres Leaside, LCBO, The Wine Shop, The Beer Store, Wine Rack, CIBC Bank, TD Bank, Rexall, Shoppers Drug Mart
- o Entertainment: Cineplex Cinemas Yonge-Eglinton VIP, Regent Theatre, Fantasy Castle Ltd., Bowlerama Bathurst, Snakes & Lattes Midtown, Absolute Comedy Toronto, Lawrence Park Tennis Club, Davisville Tennis Club, Carnation Nails Spa & Hair, The Fairlawn Neighbourhood Centre, Bedford Park Community Centre, Hodgson Rink, North Toronto Arena
- o Coffee Shops: Aroma Espresso Bar, Second Cup, Tim Hortons, Starbucks, Isle of Coffee, Istanbul Café &Espresso Bar, At Origin Coffee, LIT Espresso Bar, The Social Blend
- o Parks: Charlotte Maher Park, Howard Talbot Park, Sherwood Park, Dunfield Park, Sunnybrook Park
- o Restaurants: Gabby’s Bistro, Parkway Restaurant, The Homeway, Granite Brewery, Churrasco Villa, SIP Wine Bar, Positano, RUDY, La Vecchia Uptown, The Burger’s Priest, Cibo Wine Bar, PAI Uptown, Mandarin, The KEG Steakhouse, Aafrien Indian Restaurant, Subway
- o Gyms: GoodLife Fitness, Fit Factory, F45 Training, Anytime Fitness, Club Hampton, FITMOM, CrossFit Metric, Oxygen Yoga & Fitness, Endeavour Studios, McMaster Fitness, Personal Training Plus, North Movement Studio
- o Schools:
 - o Elementary – Maurice Cody Junior Public School, Eglinton Junior Public School, Spectrum Alternative Senior School, Hodgson Senior Public School, St. Anselm Catholic School, Bessborough Drive Elementary and Middle School
 - o Secondary – Northern Secondary School, Leaside High School, North Toronto Collegiate Institute, Marshall McLuhan Catholic Secondary, Lawrence Park Collegiate Institute, Forest Hill Collegiate Institute
- o Hospital: Sunnybrook Hospital, Leaside Hospital, Toronto Rehabilitation Institute

Specifications:

Year built: 1935

- o Property tax year: 2021
- o Property Taxes: \$6,635.60
- o # Of Beds: 3 Bedroom
- o # Of Baths: 2 Bathroom
- o Included Chattels: Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer And Dryer, All Electrical Light Fixtures, All Window Coverings And All Rods, Six Hardwired LOREX Security Cameras With In–Home Recording Device (No Subscription)
- o Excluded Chattels: Deep Freezer In Basement, Ring Cameras And Alarm System
- o Renovated: 2020
- o Upgraded 6–Inch Baseboards Throughout
- o Professionally Sound–Proofed Party Wall
- o Basement Spray Foam Insulated
- o All Clay Plumbing Removed
- o Lead Pipe From City Line To House Upgraded To Copper
- o Roof (2017)
- o Windows (2018)
- o New Sump Pump (2020)
- o New Back Flow Valve (2020)
- o Hot Water Tank Owned (2017)
- o New Boiler (2019)
- o Hunter Douglas Blinds
- o Gas Line For BBQ & Stove
- o NEST Thermostats Regulate Temperature In Basement Level & Rest of House Separately





Contact us today for your private viewing.



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