

FOR SALE | DETACHED | MLS# C14147216

11 Bellbury Crescent, Toronto, ON M2J 2J6

Don Valley Village, Toronto · M2J 2J6

C$ 1,099,900

3	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautiful on Bellbury home is move-in ready Set on an oversized 8,200 sf lot, this three-bedroom, two-bathroom Entering from the circular driveway, the covered front porch allows you to park in the carport and enter the house without getting wet * The main floor features a living room and combined dining room with gleaming hardwood floors, a huge bow window with window seat and sunlight streaming through and the bright, renovated kitchen overlooks the garden and walks out to a backyard deck-an inviting spot to relax or entertain in this calming backyard oasis *Upstairs, three spacious bedrooms all have large closets and share a four-piece bathroom * Downstairs, a large family room with built-in bookcases, three-piece bathroom and a proper laundry room add space for everyday living. The large above ground windows are a rare treat in the neighbourhood Outside, the lovingly tended garden brings colour to a backyard that feels like a retreat, with more room to enjoy than many lots in the neighbourhood. The motorized awning provides shade even on the hottest summer day Excellent daycares and schools (including French immersion, Public, newly built Catholic school and even a high school with the esteemed STEM+ program) * Walk to the Sheppard Subway, Oriole GO station, ravine trails, parks, water park, tennis, community centre, Fairview Mall, T & T grocery store, and so much more! * Minutes to the Don Valley Parkway/401/404/407 for an easy commute to anywhere you may need to travel Pillar to Post Home Inspection available! Open house Saturday and Sunday 2-4 pm

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 3
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	$7,174
POSTAL CODE	M2J 2J6
NEIGHBOURHOOD	Don Valley Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	—	Hardwood Floor, Bow Window, Overlooks Frontyard
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Overlooks Backyard
Kitchen	Main	—	W/O To Deck, Renovated, Stainless Steel Appl
Primary Bedroom	Second	—	Hardwood Floor, Closet, Overlooks Backyard
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom 3	Second	—	Hardwood Floor, Closet
Family Room	Lower	—	Broadloom, B/I Bookcase, Above Grade Window
Laundry	Lower	—	Overlooks Backyard, Above Grade Window

GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

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