

FOR SALE | DETACHED | MLS# C14147428

8 Bellbury Crescent, Toronto, ON M2J 2J7

Don Valley Village, Toronto · M2J 2J7

C$ 1,278,000

5	2	1,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spacious 4-level backsplit offering over 1,700 sq. ft. above grade plus 630 sf below grade (and a crawlspace too!) 4+1 bedrooms and two 4-piece bathrooms on an expansive lot of over 7,000 sq. ft.-larger than most in the area. Enjoy a welcoming front porch, a built-in garage and a generous double-wide driveway with ample parking. Two beautifully renovated living spaces showcase quality upgrades with no expense spared, including extra insulation between the units for added comfort and privacy or use it as one spacious family home with family room. The upper unit offers three bedrooms and a kitchen renovated just two years ago with quartz countertops and a gas stove. The lower-level in-law suite features two bedrooms, including a spacious primary bedroom, a kitchen with stainless steel appliances, a separate entrance and a walkout to back deck. Each unit has its own laundry facilities, providing flexibility for extended family or multigenerational living, plus income potential to live in one unit and rent out the other, subject to applicable requirements. Thoughtful upgrades include 200-amp electrical service accommodating both kitchens and ready for an EV charger, smart light fixtures, LED lighting, pot lights, a security camera system and digital smart locks. Three outdoor water taps add convenience for gardening and outdoor maintenance. Ideally situated near excellent daycares and schools, including French immersion, public schools, a newly built Catholic school and a high school offering the esteemed STEM+ program. Walk to Sheppard Subway, Oriole GO Station, ravine trails, parks, a water park, tennis courts, a community centre, Fairview Mall, T&T grocery store and so much more! Enjoy convenient access to the DVP and Highways 401, 404 and 407. Pillar to Post home inspection available. Open house Saturday and Sunday 2-4 p.m * Seller willing to remove second kitchen if buyer wishes *

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Crawl Space, Partially Finished
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	$7,105
POSTAL CODE	M2J 2J7
NEIGHBOURHOOD	Don Valley Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Overlooks Frontyard, Vinyl Floor, Combined w/Dining
Dining Room	Main	—	Combined w/Living, Vinyl Floor, Pot Lights
Kitchen	Main	—	Vinyl Floor, Renovated, Quartz Counter
Primary Bedroom	Upper	—	Overlooks Backyard, Closet, Vinyl Floor
Bedroom 2	Upper	—	Overlooks Backyard, Closet, Vinyl Floor
Bedroom 3	Upper	—	Overlooks Garden, Closet, Vinyl Floor
Kitchen	Lower	—	Stainless Steel Appl, Vinyl Floor, Quartz Counter
Family Room	Lower	—	W/O To Deck, Overlooks Backyard, Combined w/Dining
Dining Room	Lower	—	Vinyl Floor, Overlooks Backyard, Combined w/Family
Bedroom 4	Lower	—	Vinyl Floor, Closet, Overlooks Garden
Bedroom 5	Basement	—	Closet, Vinyl Floor, Above Grade Window
Office	Basement	—	Vinyl Floor
Laundry	Basement	—	Above Grade Window

GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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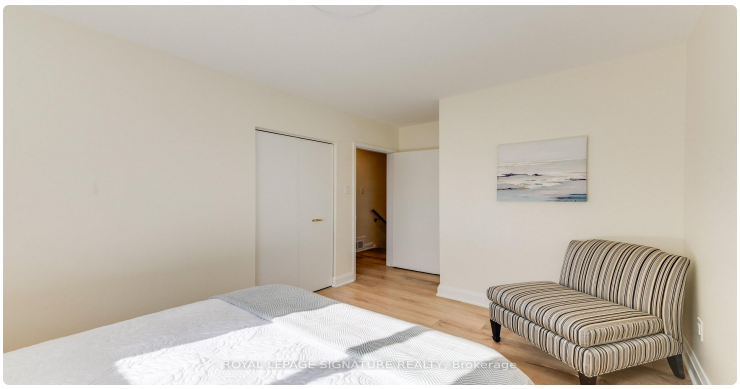

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LISTING AGENT

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