



FOR SALE

DETACHED

MLS# W13847794

# 9 Clay Court, Toronto, ON M9A 4S2

Edenbridge-Humber Valley, Toronto · M9A 4S2

C\$ 1,750,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 3         | 2,250 | 6       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

This unique 6 bed, 3 bath home nestled at the end of quiet Clay Court's private, safe court w/zero through-traffic (great for parents) is in luxurious Edenbridge. Feel like you're out of the city, but still have the city close. This home has lots of potential with a unique layout, a backyard oasis complete w/a pool, raised deck & patio area ideal for relaxation & entertaining, all waiting for you to add your personal touch. Spread across the 2nd & 3rd floors, you'll find 6 spacious bedrooms, each w/bright windows & their own closet, making this home versatile for a large family or creating home offices. The kitchen's breakfast area opens to the backyard's raised deck, while the adjacent dining & living rooms provide a perfect setting for gatherings. The family room provides more space for entertaining, equipped w/a wood fireplace for cozy evenings & walks out to the inground pool. The basement's large recreation room offers endless possibilities - from home gym to playroom, or additional lounge. The garage has room for 2 cars and the driveway for 4 more. The location is an absolute haven for outdoor enthusiasts, w/the beautiful James Gardens just a 5 minute walk away & the Humber River's scenic walking & cycling trails ready to be explored. Tennis enthusiasts will appreciate the nearby Edenbridge Tennis Club. James Gardens Lawn Bowling is nearby & golfers can enjoy the prestigious Lambton Country Clubs. Public transit is conveniently close w/easy access to bus & subway routes, making your commute & city adventures effortless. Hwy 401 & 427 are close by for commuting & travels out of the city. Additionally, the vibrant Kingsway neighbourhood offers an array of restaurants, shops, bars, & entertainment options to enjoy, blending the serene ambiance of quiet country living in a natural environment w/the accessibility & excitement of a thriving city life. Don't miss out on this rare opportunity make this house your own! Images/Virtual Tour from 2024, no major changes.

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Park
- ✓ River/Stream
- ✓ Public Transit
- ✓ Rec./Commun.Centre

### PROPERTY DETAILS

|                |                          |
|----------------|--------------------------|
| PROPERTY TYPE  | Detached                 |
| LISTING STATUS | For Sale                 |
| STYLE          | Sidesplit 5              |
| PROPERTY TYPE  | Detached                 |
| BASEMENT       | Finished                 |
| FACING         | East                     |
| AREA RANGE     | 2000-2500 sqft           |
| PARKING        | 6 spaces                 |
| ANNUAL TAX     | \$7,520                  |
| POSTAL CODE    | M9A 4S2                  |
| NEIGHBOURHOOD  | Edenbridge-Humber Valley |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                      |
|-----------------|----------|------------|-----------------------------------------------|
| Living Room     | Main     | —          | Bay Window, Combined w/Dining, Hardwood Floor |
| Dining Room     | Main     | —          | Window, Hardwood Floor, Combined w/Living     |
| Kitchen         | Main     | —          | W/O To Deck, Window, Breakfast Area           |
| Family Room     | Main     | —          | Fireplace, Hardwood Floor, W/O To Pool        |
| Primary Bedroom | Second   | —          | Large Window, Double Closet, Hardwood Floor   |
| Bedroom 2       | Second   | —          | Window, Closet, Hardwood Floor                |
| Bedroom 3       | Second   | —          | Window, Closet, Hardwood Floor                |
| Bathroom        | Second   | —          | Window, Tile Floor, 3 Pc Bath                 |
| Bedroom 4       | Third    | —          | Window, Closet, Hardwood Floor                |
| Bedroom 5       | Third    | —          | Window, Closet, Hardwood Floor                |
| Bedroom         | Third    | —          | Window, Closet, Hardwood Floor                |
| Recreation      | Basement | —          | Window, Hardwood Floor                        |
| Bathroom        | Basement | —          | 3 Pc Bath, Tile Floor                         |

GALLERY





## LISTING AGENT

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