



52 Taunton Road

Presented by:



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Welcome to 52 Taunton Rd in Davisville Village!

Property Information

OVERVIEW:

- Spectacular and elegant, renovated family home in sought-after Davisville Village! This wide, semi-detached home has been continuously renovated since it was rebuilt in 1991 - i.e., not an original home in the neighbourhood.
- 52 Taunton Rd truly has it all! The layout has a wonderfully convenient layout for today's active lifestyle.
- Some of the exceptional features of this home include: spacious principal rooms with 9 ft ceilings on the main level, an incredible gourmet, eat-in kitchen, a wood burning fireplace, three skylights, large windows throughout, generously sized bedrooms, and a deep backyard oasis in the centre of midtown.
- The chef's kitchen was completely renovated in 2020 and contains many outstanding features, including a large window overlooking the fantastic deck and luscious backyard, a gorgeous kitchen island offering storage and seating, high-end appliances and so much more.
- Fully renovated in 2021, the luxurious primary ensuite is spa-like with the following features: a double vanity, porcelain tiles in the magnificent shower and a grand soaker tub. Convenient access to the large walk-in closet from the ensuite.
- Deluxe parking! The single car garage (can fit an SUV) has direct access to the house. There is also a parking spot on the private drive and loads and loads of storage in the basement. Easy to finish the garage if you need a home gym or office.

NEIGHBOURHOOD:

- Fabulous neighbourhood where a short stroll leads to quaint coffee shops and bakeries, as well as amazing restaurants along Mt Pleasant, Bayview and Yonge. For everyday essentials, the convenience of the LCBO, Shoppers Drug Mart and grocery stores, such as Loblaws, Farm Boy and Cumbrae's, are just a leisurely walk away.
- The neighbourhood has amenities that cater to all ages.
- Strong public schools, daycares and close to many private schools.
- Wonderful parks such as June Rowlands and Sherwood offer abundant greenery for the whole family (including dogs!) and many recreational opportunities (tennis, baseball, etc.)
- Easy walk to Eglinton subway and steps to the new Crosstown Mount Pleasant Station.
- 10 minutes to Sunnybrook, 15 mins to downtown and 10 mins to the DVP.



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UNWAVERING
HONEST

PUBLIC SCHOOLS

- Maurice Cody Jr PS (JK-Gr 5)
- Hodgson Middle School (Gr 6-8)
- Northern SS (Gr 9-12)

CATHOLIC SCHOOLS

- St. Monica Catholic School (JK-Gr 8)
- Marshall McLuhan Catholic Secondary School (Gr 9-12)

PRIVATE SCHOOLS

- | | |
|------------------------------|------------------|
| • Havergal College | JK-Gr.12 (Girls) |
| • St. Clement's School | Gr.1-12 (Girls) |
| • Bishop Strachan School | JK-Gr.12 (Girls) |
| • Branksome Hall | JK-Gr.12 (Girls) |
| • Crescent School | Gr.3-12 (Boys) |
| • Upper Canada College | SK-Gr.12 (Boys) |
| • Royal St. George's College | Gr.3-12 (Boys) |
| • Greenwood College School | Gr.7-12 (Co-Ed) |
| • The York School | JK-12 (Co-Ed) |
| • Toronto French School | PK-Gr.12 (Co-Ed) |



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MAIN FLOOR (9 ft)

Foyer:

- Porcelain Floor
- Double Coat Closet
- Pot light

Living Room

- High Ceilings
- Oak Hardwood Floor ($\frac{3}{4}$ inch prefinished)
- Large Windows with California Shutters
- Wood-Burning Fireplace
- Pot lights
- Powder Room

Dining Area/Breakfast Area

- Combined with Kitchen
- Sliding Door Walk-out to Deck and Backyard
- Pot lights
- Oak Hardwood Floor ($\frac{3}{4}$ inch prefinished)
- High Ceilings

Kitchen (Renovated in 2020)

- Large Chef's Kitchen
- Oak Hardwood Floor ($\frac{3}{4}$ inch prefinished)
- Spanish Quartz Counters (stain resistant)
- Granite Kitchen Island with Storage and Seating (stain resistant)
- Stainless Steel Appliances
- Deep, Double Sink
- Appliance Garage
- Under Cabinet Lights
- Pot lights
- High Ceilings

Main Floor Powder Room

SECOND FLOOR

Principal Bedroom

- Large Windows
- Hardwood Floor
- 5-Piece Ensuite (renovated in 2021): Porcelain Floor & Shower by Laminam (Italy), Double Sink by Vanico-Maronyx (QC), Free Standing Tub (Germany), Porcelain Slab Tiles (Italy), Pot lights and Decorative Window
- Roomy Walk-in Closet

Second Bedroom

- Large Window
- Hardwood Floor
- Double Mirrored Closet

Third Bedroom

- Large Window
- Hardwood Floor
- Double Mirrored Closet

Skylight

4-Piece Bathroom (Renovated)



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LOWER LEVEL

- Spacious Laundry Room – Laundry Sink and Window
- Direct Access to the Garage – with Storage
- Super sized Storage Area and Crawl Space

RENOVATIONS

- New rear fence (2024)
- Installed driveway entrance and garage entrance interlock and supporting wall (2022)
- Exterior painted (2022)
- Principal bathroom complete renovation (2021)
- Updated second floor main bathroom (2021)
- Kitchen full renovation (2020)
- All windows replaced with energy efficient double glaze glass and aluminium (no maintenance); external cladding (2020)
- Installed Oak Hardwood Floor (¾ inch prefinished) on the main floor (2020)
- Installed Oak Hardwood Floor on stairs (2020)
- Painted main floor including ceiling (2020)
- Backyard maple deck (2019)
- Added entrance in composite (maintenance free) and galvanized metal fence (2019)
- Ring security system with cameras at the front and back (2018)
- Roof replaced (2017)
- Weeping tiles, foundation isolation, waterproofing basement (2001)
- Surge protection for electrical devices – throughout the house
- Hot water softener (3M system) for the entire house
- Performed an energy audit and received an energy rating of 62 Energy Guide score. (Note that this was prior to the windows being replaced in 2020.) Hydro and heating bills available upon request.
- Ring system: two cameras in front, one at the back entrance above deck plus motion lights, all lower floor windows and doors as well as garage doors are alarmed and motion cameras and sensors inside on lower floor (interior cameras excluded). Optional: Wireless monitoring 24/7. All images and video clips are cloud stored for 6 months. \$100 USD per year.



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PARTICULARS

Legal Description	PT LT 8 PL 1525 TORONTO AS IN CA666454; S/T & T/W CA666454; CITY OF TORONTO
Possession	60/90/TBA
Parking	2 Parking Spots: Built-in, Single Car Garage and One Parking Spot on the Driveway
Inclusions	Fridge (Smart WIFI enabled 2021), Stove, Microwave, Dishwasher, Washer and Dryer, All Electric Light Fixtures, All California Shutters and Blinds, Exterior Cameras and Ring Equipment attached to the house; Lower Level: Wine Cooler, Freezer
Exclusions	Interior Cameras, Two "hi fi" Electrical Outlets in the Living Room (these will be replaced with regular electrical outlets)
Rentals	None

THANK YOU FOR YOUR INTEREST!!

Yvonne Huh Broker, Senior Vice President, Sales

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Sotheby's International Realty Canada

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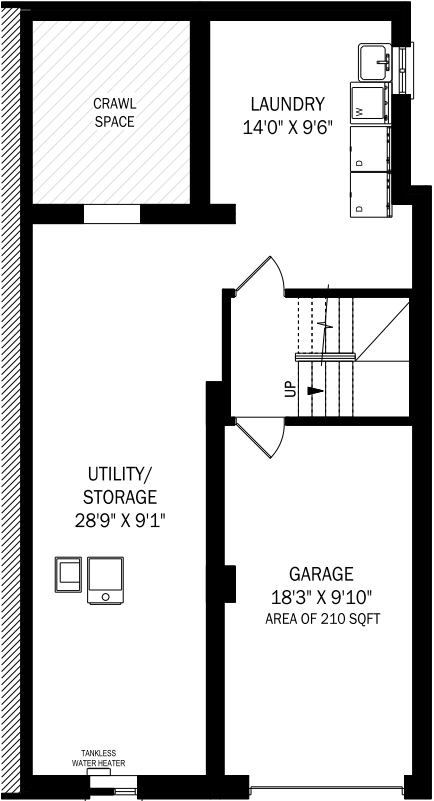
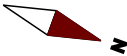
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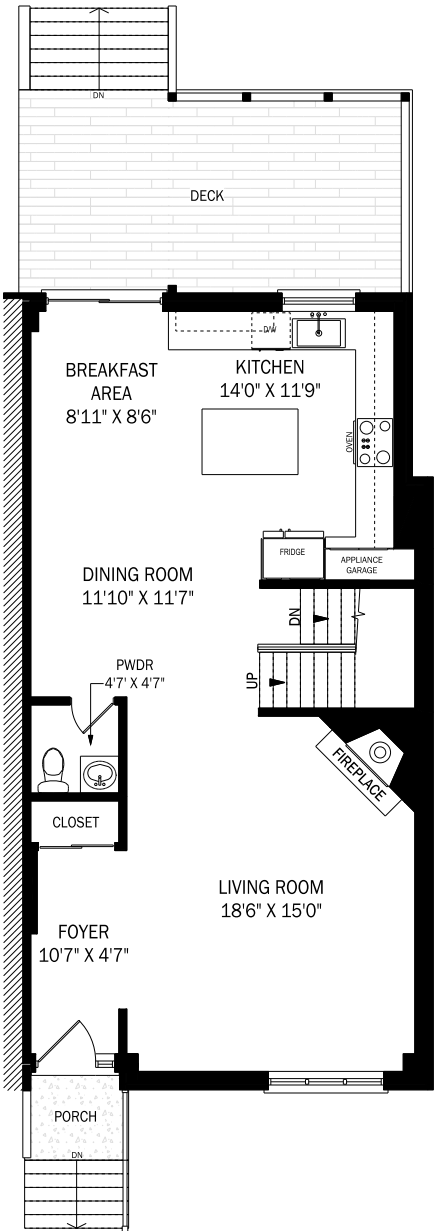


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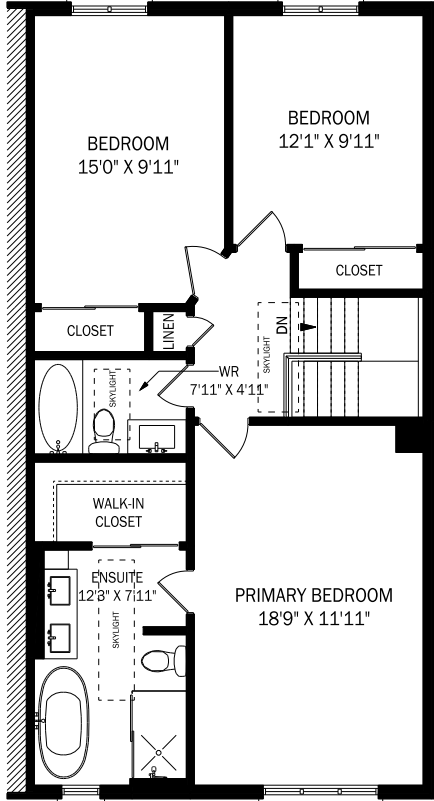
52 TAUNTON ROAD, TORONTO



LOWER LEVEL - 574 SQUARE FEET



CEILING HEIGHT 9'0"
MAIN FLOOR - 873 SQUARE FEET



CEILING HEIGHT 8'1"
SECOND FLOOR - 887 SQUARE FEET

