

WELCOME TO

14 SERVINGTON CRESCENT

DAVISVILLE VILLAGE | REFINED MIDTOWN LIVING

A true community neighbourhood

Set along tree-lined streets and timeless architecture, Davisville Village offers an exceptional blend of urban sophistication and residential calm. Perfectly positioned in midtown Toronto, this coveted enclave is one of Toronto's most desirable communities for families and professionals alike.

Step inside the Grand Dame of Midtown: timeless, elegant and full of opportunity. This stately 5-bedroom, 3-bathroom, 2½ storey, detached centre hall home offers generous principal rooms, and a layout designed for both everyday living and entertaining. Large pie shaped lot. Detached 2-car garage and private driveway for 4 vehicles! Rich in character and charm, it beautifully maintains its traditional essence while benefitting from thoughtful updates throughout.

With expansive living space and endless potential, this is a rare chance to bring your own vision to life. A true forever home in the making, ready for its next chapter.

Enjoy privacy and tranquility on this premium street! Perched high up at the top of the hill, this home faces a stunning landscape of trees and nature. Another highlight of this home is its west-facing rear yard, bathed in natural light and perfect for enjoying warm afternoons and stunning sunset evenings.

NEIGHBOURHOOD HIGHLIGHTS

A rare balance of vibrancy and tranquility

- Davisville Village is unmatched for midtown accessibility: quick walk to Davisville or Eglinton subways and around the corner to the new Crosstown Mount Pleasant Station
- Near the scenic Beltline Trail or walk in the beautifully maintained Mt. Pleasant Cemetery (connecting to Evergreen Brickworks)
- Green space, playground, tennis and baseball at June Rowlands Park
- Enjoy the newly opened Racoon Park geared to children aged 5-12 years
- Many boutique shops, cafés, and restaurants along Mount Pleasant & Yonge
- Many amenities within walking distance: Shoppers Drug Mart, Farm Boy, No Frills, LCBO, fruit & vegetable markets
- Strong sense of community with seasonal local events and farmers' markets
- Family-friendly streets with charming character homes
- Fitness studios, yoga, meditation, Pilates, and wellness clinics nearby



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WELCOME HOME!

In a highly coveted location, this spacious and character-filled home offers exceptional living space across four finished levels, combining warmth with impressive scale.

MAIN FLOOR

A welcoming and refined main level featuring a handsome dining room perfect for hosting, an elegant living room with classic proportions and a gas fireplace for enjoying on cool evenings. A charming sunroom is filled with natural light, an ideal spot for morning coffee or casual family meals.

- Picture windows overlooking the "hill" of Manor Road & Servington Crescent
- West facing yard brings a flood of beautiful sunshine and sunsets
- Gas fireplace (2025) surrounded by solid wood mantle and built in bookshelves
- Hardwood flooring
- Gumwood paneling in the dining room and front hallway
- Pot lights (kitchen)
- Center hall layout with desired traditional dining
- Timeless leaded windows (dining, living, hall)
- Large windows providing abundant natural light
- Breakfast area with walkout to private backyard
- Den/sunroom facing yard
- Coat Closet

SECOND FLOOR

Three generously sized bedrooms, each with closets, offering comfort and functionality for family living. One bedroom features a tandem room, ideal for a nursery, sitting area, or creative flex space.

Primary Bedroom

- Hardwood floors
- 2 closets
- Walk-in sunroom (tandem)
- Large windows
- Facing west with views of the yard

Second Bedroom

- Hardwood floors
- Closet
- West facing overlooking the yard

Third Bedroom

- Hardwood floors
- 2 closets
- Clear, open views of the green space beside the church



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THIRD FLOOR

A private upper retreat with a spacious bedroom, a 3-piece bathroom, and a fifth bedroom or office, featuring a large skylight that fills the space with natural light.

Fourth Bedroom

- Closet
- Hardwood Flooring

Fifth Bedroom

- Large skylight
- Laminate flooring (hardwood underneath)

3-Piece bathroom

LOWER LEVEL (RECENTLY RENOVATED)

A finished basement with a separate side entrance expands the home's versatility, featuring a spa-inspired bathroom, kitchen (no appliances), and ample storage, offering excellent potential for an in-law or income suite. Seller does not warrant retrofit status.

- Side entrance
- Coat closet
- Fully finished recreation family room with Berber carpet
- Pot lights
- Laminate flooring
- Loads of storage for toys, pantry items etc.
- Quartz kitchen countertop
- Kitchen, flexible for in-law or nanny suite, or income potential

Renovated 4-piece washroom with separate shower and jacuzzi tub – radiant heated floor



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RENOVATIONS & UPGRADES

- New front door and side panels - 2025
- New back door, breakfast room window, side glass door to basement and window in stairway - 2025
- New Garage door - 2024
- Backyard North Shed (2020)
- Sprinkler system in front yard (2020)
- Basement full reno (2019)
- Basement kitchen (never used) - installed in 2019
- Third floor skylight and front windows - 2017
- Boiler/hot water tank - 2017
- Waterproofing around entire house, new driveway and steps, sump pump, backwater valve - 2016
- Roof (2015)
- Electrical rewired throughout (2010)
- Basement bathroom (2011)
- Basement has a sump pump and backwater valve
- Laundry/exercise room with Ikea storage cupboards and small workshop area
- Basement bathroom has heated floors

Annual Taxes: \$12,563.09 (2025 final taxes)

Legal Description: LT 131 PL 1789 TORONTO; CITY OF TORONTO

Possession: TBA (60-90 days)

Parking: 2 car garage and private driveway for 4 additional vehicles

THANK YOU FOR YOUR INTEREST!!

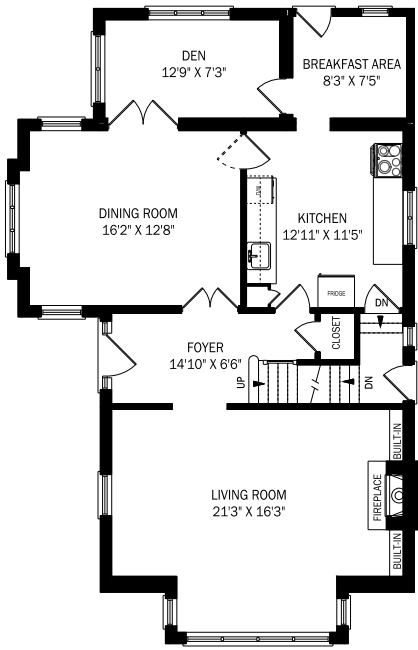
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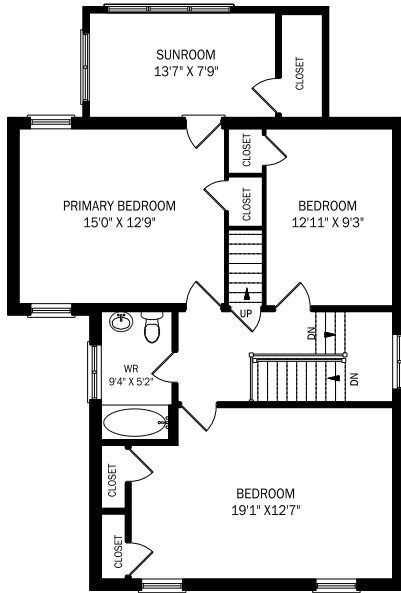
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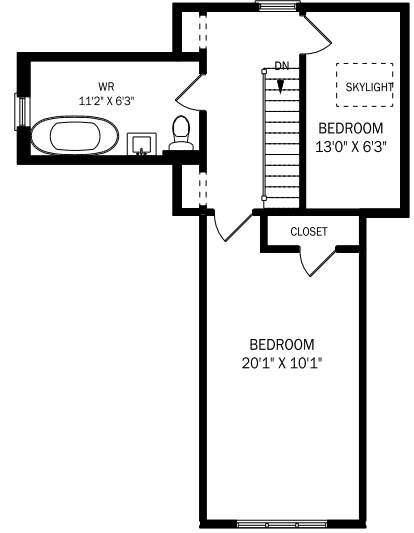




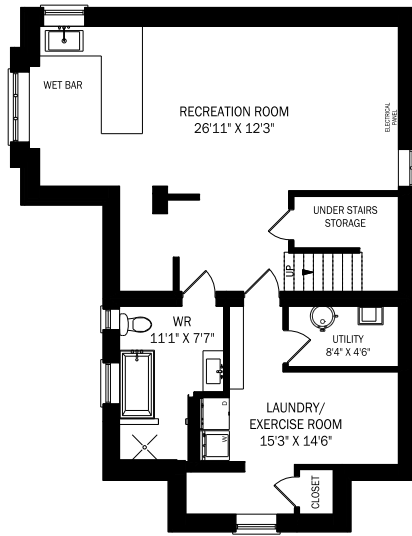
CEILING HEIGHT 8'7"
MAIN FLOOR - 1122 SQUARE FEET



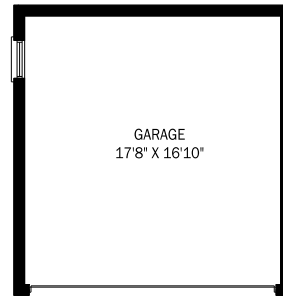
CEILING HEIGHT 8'3"
SECOND FLOOR - 1022 SQUARE FEET



THIRD FLOOR - 505 SQUARE FEET



LOWER LEVEL - 933 SQUARE FEET



GARAGE - 348 SQUARE FEET



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