

**LW** Leeanne  
Weld

## Welcome to 75 Gormley Avenue

Welcome to this stunning townhouse in coveted Deer Park. This spacious semi detached home offers an open and very functional main floor with combined kitchen and family room and living room with dining area. Three bedrooms are offered, two share a four piece family washroom and the primary suite features a five piece ensuite washroom and large walk-in closet with organizers. The lower level boasts a recreation room with incredible natural light and walk out to a patio and professionally landscaped garden above. The current owner has renovated the house extensively including: the upper family washroom and lower level two piece washroom, refinished all the hardwood floors and has since lovingly maintained them, installed recessed halogen lighting throughout, upgraded the kitchen appliances and washer & dryer, painted the interior throughout and replaced many of the systems. The house is in move in ready condition. Enjoy the incredible proximity to vibrant Yonge & St. Clair, TCC stops at St. Clair and Davisville and the Kay Gardiner Beltline. Area schools include Deer Park P.S, Brown P.S (French Immersion), and North Toronto Collegiate, UCC, BSS, The York School are all within easy walking distance as well.











## main floor

### Foyer

- Marble tile floor
- Decorative glass and metal front door
- Recessed halogen lighting

### Powder Room

- Marble tile floor
- Vanity with polished chrome fixtures and taps
- Recessed halogen lighting

### Living Room/Dining Room

- Hardwood floor
- Crown moulding
- Gas fireplace
- Recessed halogen lighting

### Kitchen/Family Room

- Hardwood floor
- Crown moulding
- Granite countertops
- Centre island with breakfast bar
- Custom shaker style cabinetry
- KitchenAid stainless steel double door refrigerator and freezer
- Frigidaire stainless steel four burner induction cooktop and oven
- Broan stainless steel range hood
- Bosch stainless steel dishwasher
- Double stainless steel sink with polished chrome gooseneck faucet and soap dispenser
- Walks out to deck and garden below
- Pendant lighting over centre island
- Recessed halogen lighting

## second floor

### Landing

- Hardwood floor
- Skylight

### Four Piece Washroom

- Quartz tile floor
- Double vanity with polished chrome fixtures and taps
- Glass enclosed shower with rain showerhead
- Attached bevelled wall mirror
- Skylight
- Quartz countertop
- Wall sconces
- Recessed halogen lighting

### Linen Closet

### Bedroom

- Hardwood floor
- Large closet with custom built-ins
- Large window overlooking the garden

### Bedroom

- Hardwood floor
- Double door closet with custom built-ins
- Large window overlooking the garden

### Primary Bedroom

- Hardwood floor
- Crown moulding
- Custom built-in wall-to-wall entertainment center and closets
- Walk-in closet
- Large windows with pretty views over Gormley Avenue

- Recessed halogen lighting

### Five Piece Ensuite Washroom

- Marble tile floor
- Wainscoting
- Glass enclosed shower
- Vanity with polished chrome and brass fixtures and taps
- Concealed medicine cabinet
- Built-in wall mirror
- Large soaker tub
- Recessed halogen lighting

## lower level

### Built-In Oversized Garage

- Excellent storage

### Laundry Room

- Linoleum floor
- Samsung frontloading washer
- Samsung frontloading steam dryer
- Laundry sink with matte black fixtures and taps
- Storage cabinets
- Utility cupboard
- Recessed halogen lighting

### Two Piece Washroom

- Tile floor
- Vanity with polished chrome fixtures and taps
- Wall mirror
- Towel rack
- Wall sconces

### Recreation Room

- Broadloom
- Wood burning fireplace with stone bench and brick surround (as is)
- Recessed halogen lighting
- Walk out to patio and garden above

## additional information

Taxes: \$10,307.31 (2024)

Lot Size: 25 x 122 feet

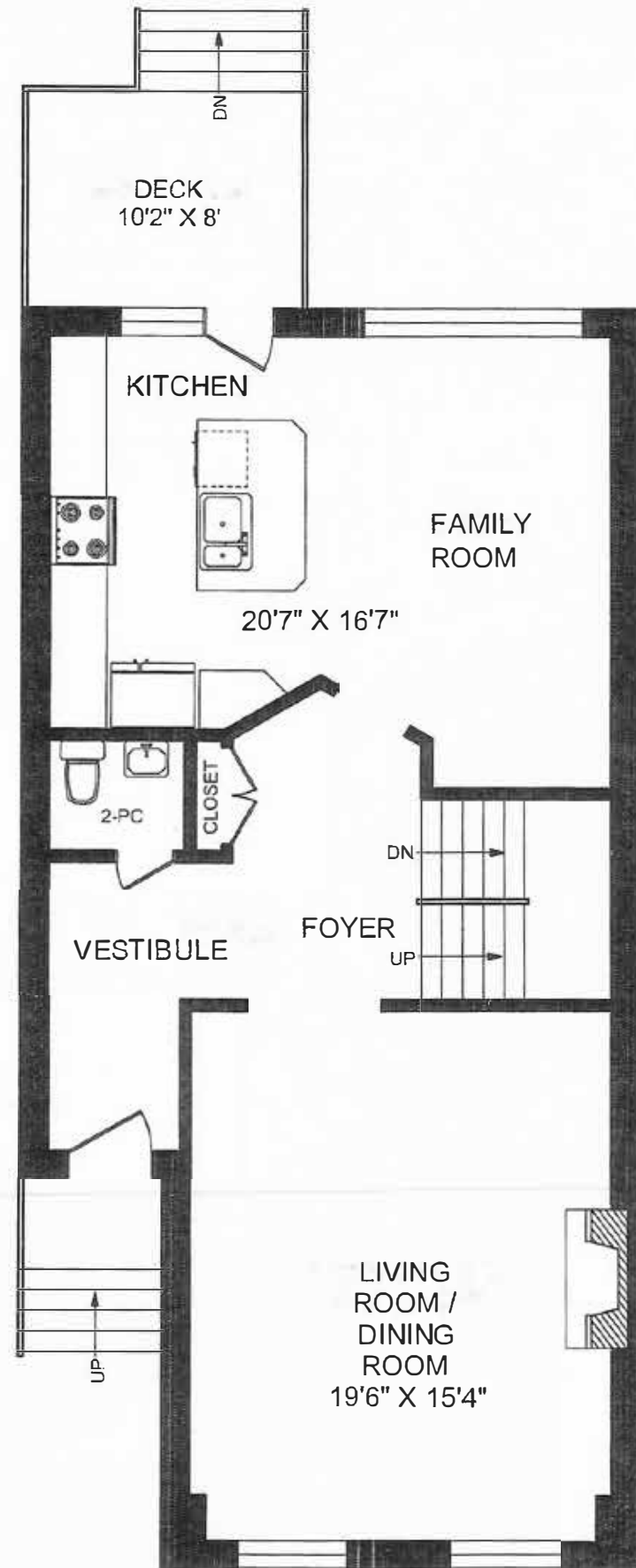
Possession: 60-120 Days / TBA

Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window blinds, curtain rods, all custom built-ins, garage remotes, fireplace remote.

Note: Excellent Baker Street. Home inspection available. Speak to listing agent.

Offered For Sale at  
**\$2,650,000.<sup>00</sup>**

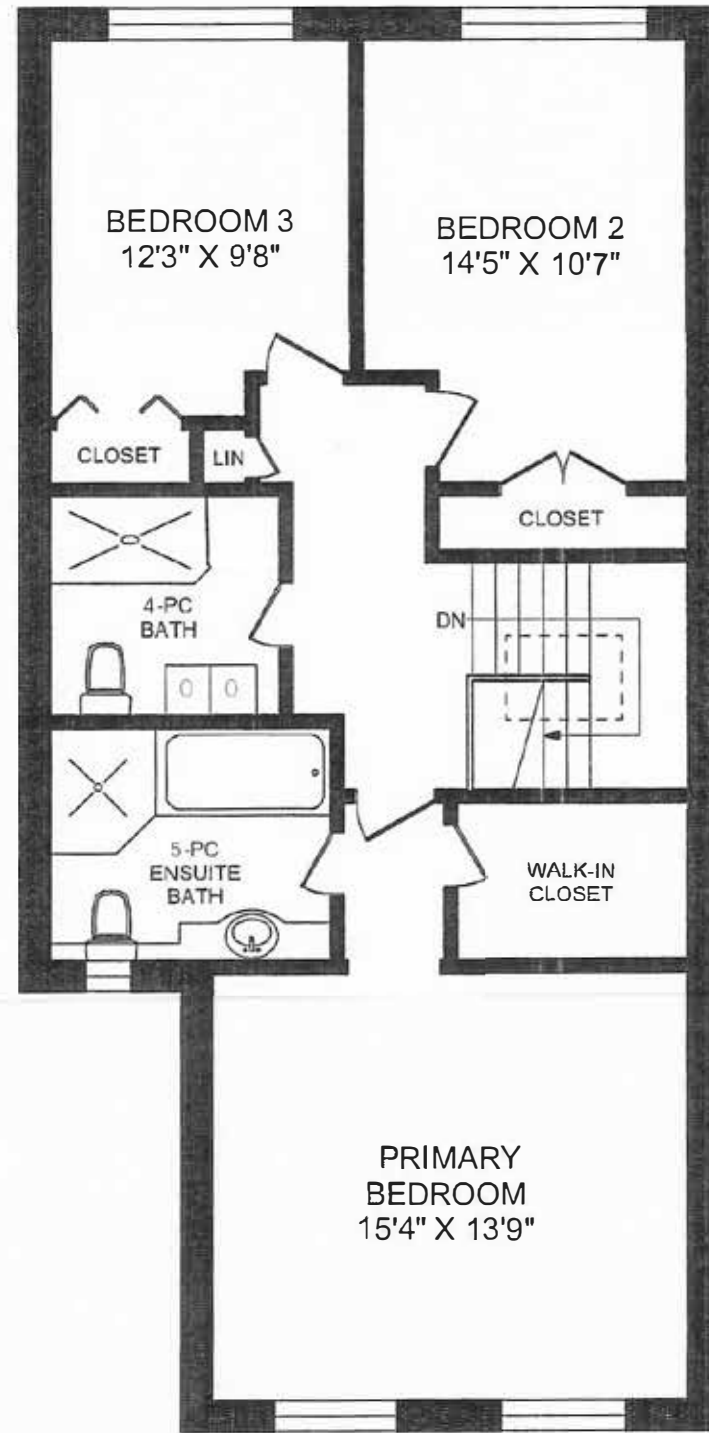
# 75 GORMLEY AVENUE



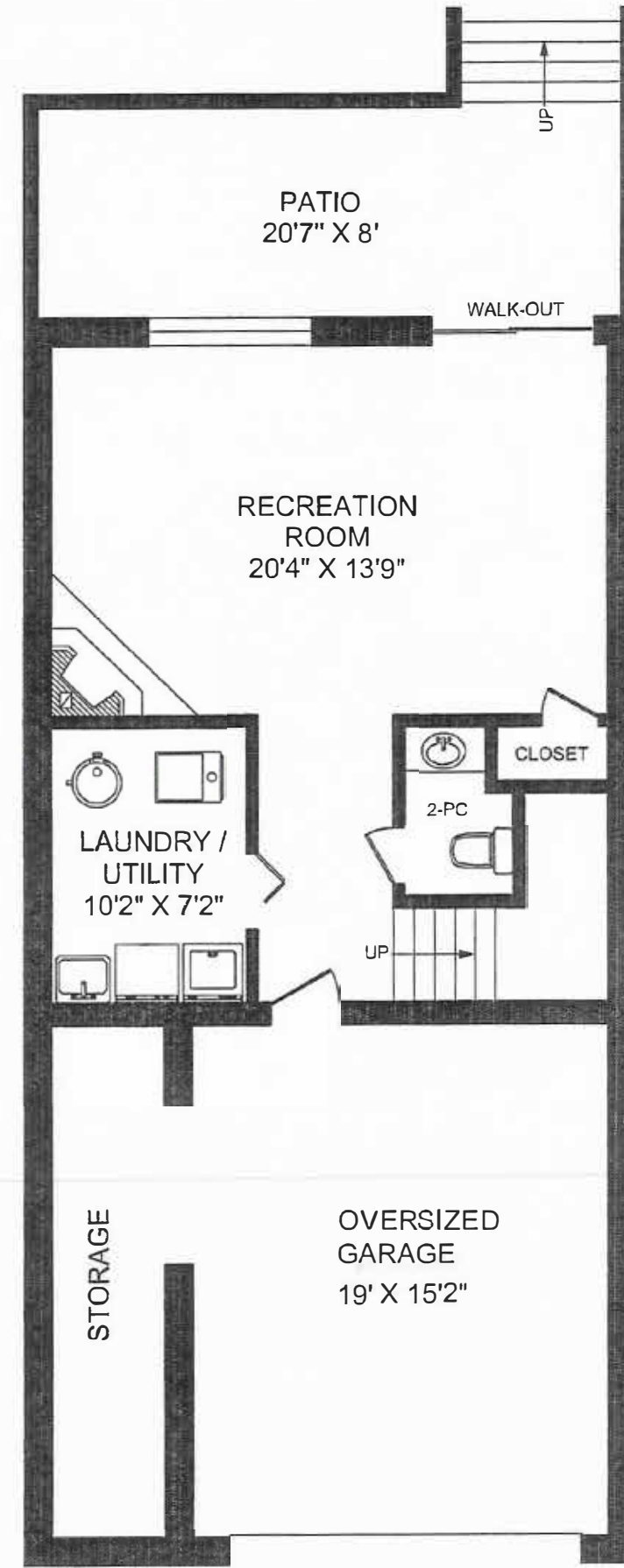
**MAIN FLOOR**  
962 SQUARE FEET



FEET  
**truPlan**  
416 573 2096  
E & O E  
Floor plan may not be 100% accurate.



**SECOND FLOOR**  
962 SQUARE FEET

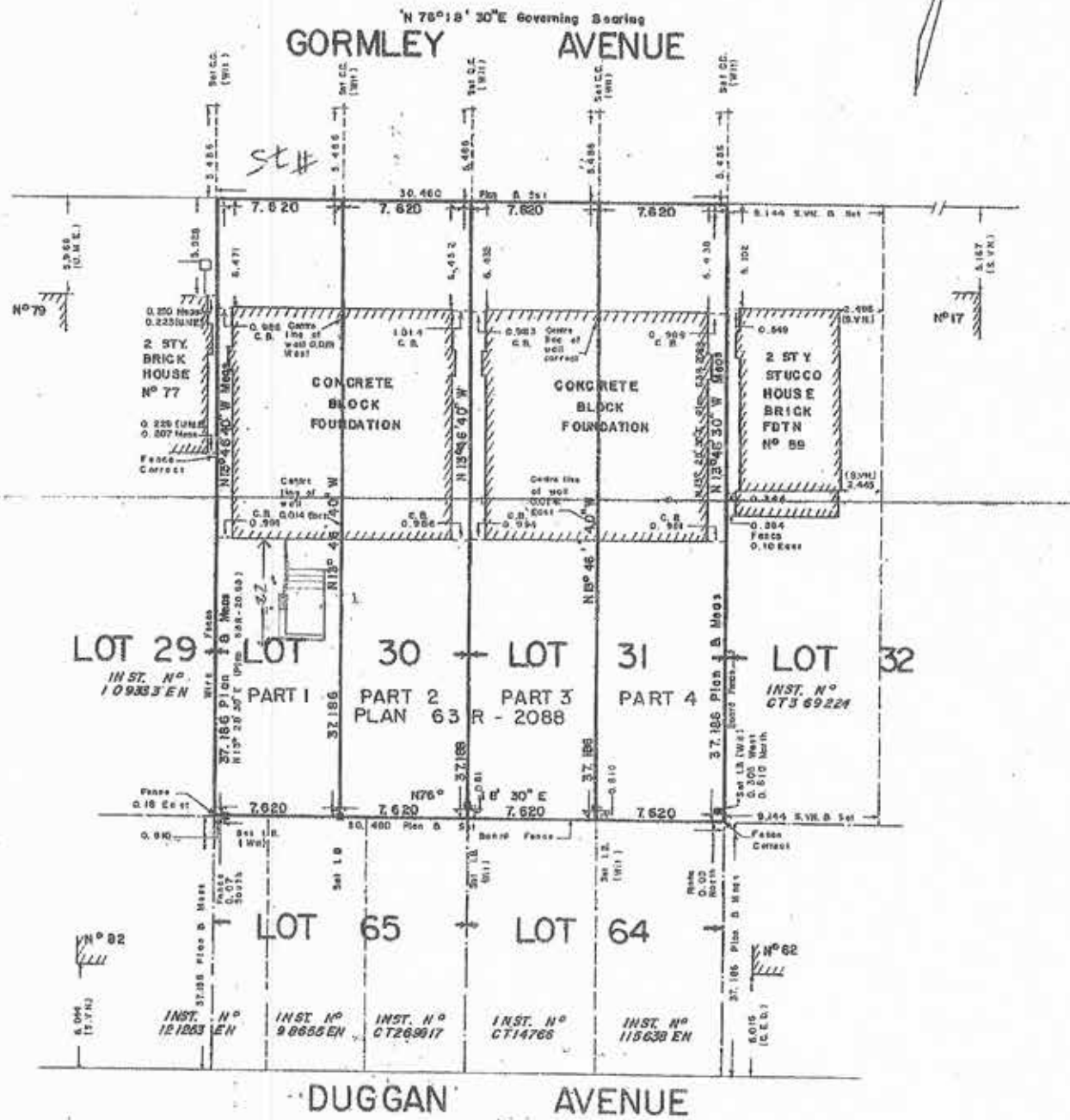


**LOWER LEVEL**  
587 SQUARE FEET



PLAN OF SURVEY OF  
 LOTS 30 AND 31  
 REGISTERED PLAN 743 YORK  
 CITY OF TORONTO

SCALE 1:250



**C. E. DOTTERILL LTD.**  
 ONTARIO LAND SURVEYOR  
 122 CAMBRIDGE AVENUE, TORONTO  
 461-0381 MAY 1st 1981

*C. E. Dotterill*

METRIC  
 DISTANCES SHOWN ON THIS PLAN ARE  
 IN METRES AND CAN BE CONVERTED TO  
 FEET BY DIVIDING BY 0.3048







**Chairman's Award Winner Top 5, Dollar Volume and Units Sold**  
2022  
**Gairdner Award Winner**  
2004-2023  
**Lifetime Chairman's Award Winner**

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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.