

CHANTEL
CRISP
REAL ESTATE TEAM



36 Thurston Road
Davisville

Welcome Home

Welcome to 36 Thurston Road. This spacious extra wide semi with a 3-storey addition, is perfectly situated on a quiet street in sought after Maurice Cody P.S. district. The stunning renovation has a remarkable floorplan, boasting an open kitchen with wall-to-wall windows, quartz countertops, pantry, laundry room and powder room, all on the main floor! New gas fireplace, pot lights, and gorgeous Brazilian Walnut hardwood floors throughout, bring warmth to the entire home. Second floor is bright with uncommonly large bedrooms, 5pc bathroom with heated marble floors & double sinks, primary bedroom has dressing room with custom built in closet & sunny windows. Finished basement with new Berber carpeting, office, 4th bedroom, rec room and walk-out to the backyard. Dine al fresco on the large deck and let the kids roam free in the spacious backyard. Existing garage could be used as studio or converted into a potential legal Garden Suite to generate income. Incredible family friendly neighbourhood with a strong sense of community, walkable to the best of Bayview & Mt Pleasant's restaurants, shops, cafe's, parks, trails, TTC and new Eglinton LRT (opening soon!). This home is meticulously maintained, has tons of storage space, and totally move-in ready.

- **3+1 Bedrooms**
- **3 Bathrooms**
- **Finished Basement With Walkout**
- **Garden Suite Potential**





Features

FRONT

- Large Porch With Veranda
- Mutual Drive With Verbal Agreement
- Street Parking (No Permit Needed)

MAIN FLOOR

ENTRYWAY

- Brazilian Walnut Hardwood Floors
- Double Door Closet
- Built-in nook with Quartz counter and storage
- Pot Lights
- Freshly Painted

LIVING ROOM

- Brazilian Walnut Hardwood Floors
- New Gas Fireplace
- Stained Glass Windows
- Large Double Paned Window
- Pot Lights
- Freshly Painted

DINING ROOM

- Brazilian Walnut Hardwood Floors
- Designer Hanging Lights
- Window
- Open Concept
- Pot Lights
- Freshly Painted

KITCHEN

- Brazilian Walnut Hardwood Floors
- All Stainless-Steel Appliances: Kitchen Aid Fridge & Wall Oven, Gas Stove, Hood Range & Dishwasher
- Eat-In Breakfast Bar
- Quartz Countertops
- Marble Backsplash
- Modern Stainless Steel Faucet With Dual Sink

- Built-in Wine Rack
- Pantry
- Plenty Of Storage & Counter Space
- Wall-to-Wall Windows
- Open Concept
- Pot Lights
- Freshly Painted

MAIN FLOOR LAUNDRY ROOM

- Stacking Washer & Dryer
- Built In Shelving
- Ample Storage Space

POWDER ROOM

- 2-Piece Bathroom With Sink And Toilet
- Sleek Vanity With Storage
- Pot Lights
- Freshly Painted

2ND FLOOR

PRIMARY BEDROOM

- Brazilian Walnut Hardwood Floors
- Wall-to-Wall Windows
- Dressing Room With Custom Built-In Closet
- Designer Hanging Light
- Freshly Painted

SECOND BEDROOM

- Brazilian Walnut Hardwood Floors
- Wall-to-Wall Windows
- His & Her Custom Built-In Closet
- Freshly Painted

THIRD BEDROOM

- Brazilian Walnut Hardwood Floors
- Large Window
- Closet
- Freshly Painted





HALL BATHROOM

- 5-Piece Bathroom With Dual Sink, Oversized Tub/Shower Combo And Toilet
- Heater Marble Floors
- Sleek Vanity With Storage
- Rainfall Shower Head
- Window
- Pot Lights
- Freshly Painted

BASEMENT

- Separate Entrance
- Cold Room
- Storage Room
- Freshly Painted

OFFICE

- Upgraded Berber Carpet
- Window
- Pot Lights
- Freshly Painted

REC ROOM

- Upgraded Berber Carpet
- Window
- Pot Lights
- Freshly Painted

FOURTH BEDROOM

- Upgraded Berber Carpet
- Window
- Closet
- Pot Lights
- Freshly Painted

BATHROOM

- 3-Piece Bathroom With Sink, Shower And Toilet
- Sleek Vanity With Storage
- Freshly Painted

BACKYARD

- New Custom Deck
- Hardscaping
- Low Maintenance
- Garden Suite Potential
- Garage With New Roof

LIST OF FEATURES & UPGRADES

2021

- New Kitchenaid wall oven and fridge

2020

- New windows (with original character lovingly maintained) and doors
- Basement renovation (new upgraded Berber carpeting, office, and bathroom)
- Exterior insulation/stucco system, eaves, and downspouts on the back addition.

2019

- Gas fireplace

2018

- New back deck & gate

2016

- New boiler

2013

- Full house renovation & new roof

Neighbourhood: Davisville

NEIGHBOURHOOD FEATURES NEAR PROPERTY

- Walk Score: 89
- Transit Score: 74
- Bike Score: 51
- Transit Access: TTC Transit Access
- Major Highways: Don Valley Parkway, 401
- Groceries: Whole Foods Market, Farm Boy, Summerhill Market, Cumbrae's, Friends Fine Foods & Groceries, Metro
- Shopping: Yonge-Eglinton Centre, Leaside Village, June Rowlands Park Farmer's Market
- Entertainment: Regent Theatre, Cineplex Cinemas Yonge-Eglinton, Davisville Tennis Club
- Coffee Shops: Jules Cafe Patisserie, At Origin Coffee, Well and Better Coffee, Bad Blowfish, Craig's Cookies
- Parks: Beltline Trail, Mount Pleasant Cemetery, Don Valley Brick Works, June Rowlands Park, Sherwood Park
- Restaurants: Sophie's, Belsize Pub, Piano Piano, Starving Artist, Wild Chicory, Hollywood Gelato
- Gyms: F45 Training, Goodlife, Orange Theory Fitness, Oxygen Yoga, 9Round Toronto, Evoke Martial Arts & Kickboxing
- Hospitals: Leaside Hospital, Sunnbrook Hospital

SCHOOLS

- Elementary – Maurice Cody Junior Public School, Hodgson Senior Public School, St Anselm Catholic School, Bessborough Drive Elementary and Middle School, Eglinton Junior Public School,
- Secondary – Leaside High School, Northern Secondary School, North Toronto Collegiate Institute, Marshall McLuhan Catholic School, Lawrence Park Collegiate Institute, Forest Hill Collegiate Institute

Floor Plans



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