

CHANTEL
CRISP
REAL ESTATE TEAM



58 Seymour Avenue
Danforth & Jones

Welcome Home

No detail was spared in this thoughtfully renovated detached in sought-after Pocket with Garden Suite potential!

The bright & spacious main floor boasts a beautiful addition with 9' ceilings, open concept living, stunning diagonally laid walnut hardwood floors, pot lights, crown moulding, upgraded 12-inch baseboards, large sun-filled windows, and tons of smart storage solutions & space throughout the home.

The rare main floor office is perfect for work or play.

Gourmet designer kitchen with wall-to-wall cabinetry, two pantries, beverage station, grande island, sleek quartz countertops, gas stove, custom brass backsplash, and coffered ceiling.

Double french doors off the kitchen lead to the sunny west-facing deck and patio in the private backyard, perfect for entertaining and BBQs. Let the kids roam free in the lush treed yard with beautiful gardens.

Spacious Primary Bedroom with a picturesque bay window and wall-to-wall wardrobe. Roomier than usual bedrooms and new 5pc bath with double sink and built-in storage.

The finished walk-out basement can be used as a perfect mudroom entry to drop the boots and hang the backpacks. The large open concept rec room with above-grade windows is full of natural light and the full bathroom with glass shower and custom barn door, make it a spacious retreat or potential in-law suite.

- **3 + 1 Bedrooms**
- **2 Bathroom**
- **Garden Suite Potential**
- **Walk-out Basement**





Features

FOYER

- Tile & hardwood flooring
- Custom California Closets floating closet with cubbies
- Crown moulding
- Upgraded walnut/oak staircase 2016
- 12-inch baseboards

OFFICE

- Hardwood floors
- Pot lights
- Crown moulding
- Double window
- Window coverings
- 12-inch baseboards

LIVING ROOM

- Hardwood floors
- Crown moulding
- Large double window
- Window coverings
- Open concept
- Freshly painted
- 12-inch baseboards

KITCHEN

- Hardwood floors
- 12-inch baseboards
- Open concept
- Pot lights
- Two chandeliers
- Coffered ceiling
- Upgraded 12-inch baseboards
- Updated cabinetry with extended cabinets
- Pot drawers
- Built-in garbage bin
- Massive custom island with breakfast bar & storage
- Double pantries
- Beverage station
- Built-in desk
- Quartz countertops
- Custom brass backsplash
- Stainless steel appliances
- Microwave hood fan

- Gas stove
- Crown moulding
- Large double windows
- Window coverings
- Freshly painted

DINING ROOM

- Hardwood floors
- Pot lights
- Crown moulding
- Double french garden doors
- Built-in Curio glass cabinets
- Large window
- Window & door coverings
- 12-inch baseboards
- Freshly painted

PRIMARY BEDROOM

- Hardwood floors
- Pot lights
- Chandelier fixture
- Bay window
- Window coverings
- Wall-to-wall wardrobe
- 12-inch baseboards

SECOND BEDROOM

- Harwood floors
- Two sconces
- Upgraded light fixtures
- Large window
- Window covering
- Wall-to-wall wardrobe
- Freshly painted

THIRD BEDROOM

- Harwood floors
- Upgraded light fixture
- Large window
- Window covering
- Freshly painted

UPPER BATHROOM

- Widened bathroom 2016
- Renovated to 5-piece 2016
- Double sinks
- Tile wall behind shower & toilet
- New electrical 2016
- New window 2018
- Floating mirrors & storage
- Medicine cabinet over toilet

BASEMENT

- New oak staircase 2016
- Laminate floors
- Above-grade windows
- Separate entrance walkout
- Pot lights
- Painted exposed brick feature walls
- Electric fireplace
- Custom barn door
- Mudroom/den corner

BASEMENT BATHROOM

- 3-piece bath with large walk-in glass shower
- Sconce lighting
- Pot lights
- Tiled floors
- Comined with laundry
- Freshly painted

LAUNDRY

- Front load LG washer & dryer
- Built-in cabinets
- Sconce lighting
- Tiled floors
- Combined with bathroom
- Freshly painted

BACKYARD

- Private & full of mature trees
- Fully fenced
- Basement walk-out
- Deck with new deck floor (2023)
- Upgraded railings
- Concrete slab patio with added cedar decking panels
- Raspberry bushes
- Gardens
- Shed

EXTERIOR

- Covered front porch
- Built-in entry bench
- New screen door 2018
- Newly painted porch 2023
- Brick, siding, and stone exterior
- Permit street parking



Neighbourhood: The Pocket

NEIGHBOURHOOD FEATURES NEAR PROPERTY

- Walk Score: 81
- Transit Score: 90
- Bike Score: 58
- Transit Access: TTC
- Major Highways: Highway 401, Don Valley Parkway

GROCERIES

- Masellis Supermarket, Foodland, Loblaws Broadview, The Big Carrot

SHOPPING

- Shops on the Danforth

ENTERTAINMENT

- Greenwood Park Rink, Left Field Brewery, Cineplex Cinemas Beaches

COFFEE SHOPS

- Romeo & Juliette Cafe, The Only Cafe, BonBon Coffee Shop, Dream Cream Cafe

PARKS

- Phin Park, Linear Off-Leash Dog Park, Greenwood Park, Withrow Park

RESTAURANTS

- El Sol, Trattoria Di Parma, Aji Sai, Square Boy, Lalibela Restaurant

GYMS

- F45 Training Danforth Toronto, Rideout MMA - Boxing & Kickboxing Club

HOSPITALS

- Michael Garron Hospital

SPECIFICATIONS

Detached

Year Built: 1910

Lot Size: 20x101

Property Tax Year: 2023

Property Taxes: \$4745.23

Of Beds: 3+1

Of Baths: 2

Square Footage: 1395 sqft

Parking Spots: Permit Street Parking

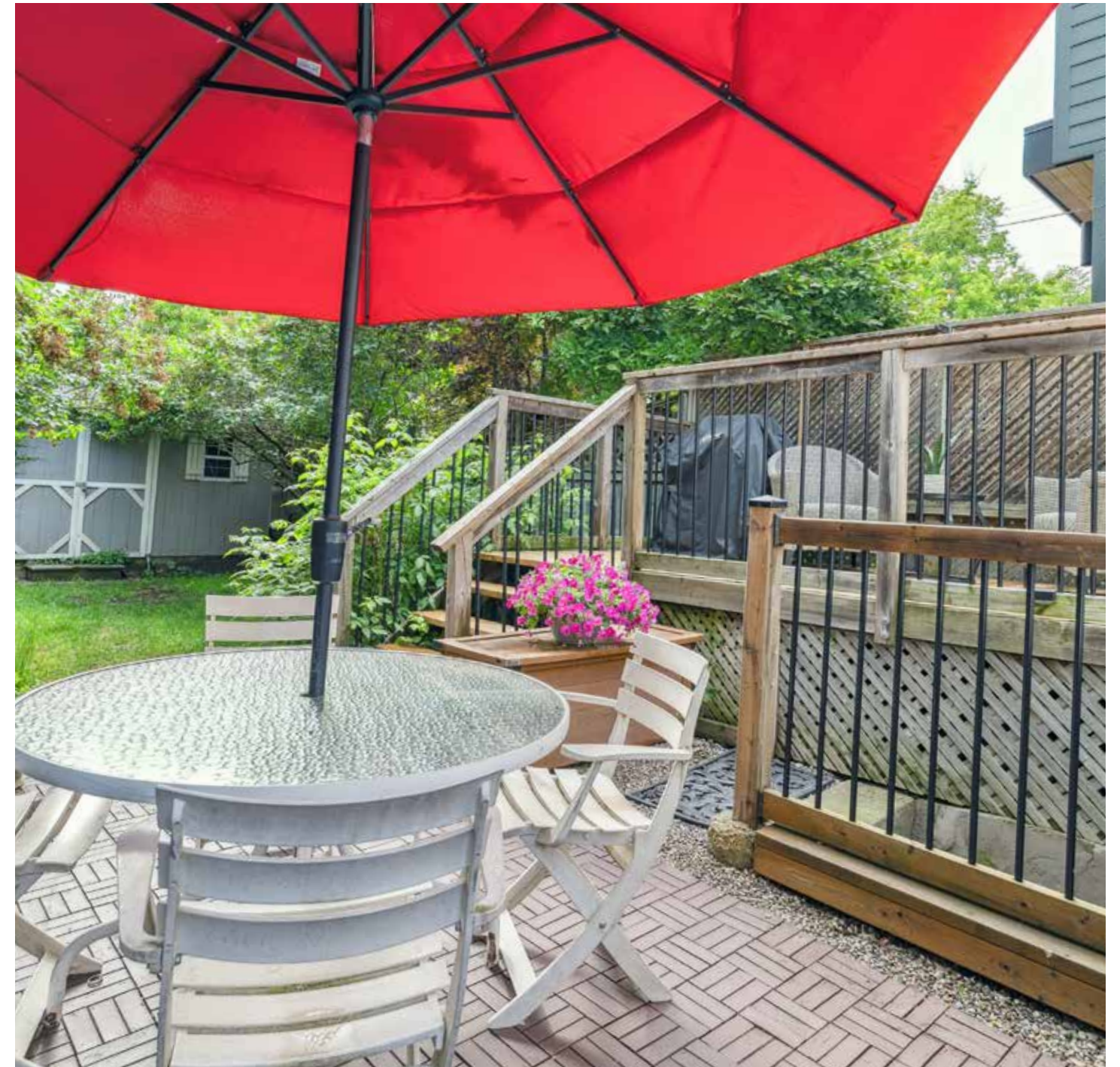
Included Chattels: Stainless Steel Fridge, Gas Stove, Hood Fan, Built-In Dishwasher, Washer, Dryer, Basement Fridge, Wall-To-Wall Wardrobes, Electric Fireplace, All Electrical Light Fixtures, All Window Coverings, Shed

Excluded Chattels: None

Rental Items: Hot Water Tank \$35/mth

Recent Upgrades: Air Conditioning 2023, New Deck Floor 2023, Roof 2019, New 5 Piece Bathroom Extension With Custom Storage 2016, Hot Water Tank 2017, Attic Insulation 2016, Added Insulation To Basement 2021

Floor Plans



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