

LW Leeanne
Weld

27 Delroy Drive

Welcome to this wonderful family home. Beautifully situated on a quiet treelined street in sought after Stonegate. This neighbourhood is very tranquil yet convenient to shops, restaurants, transit and highway access. It offers excellent area schools. This lovely three bedroom house is solid brick construction and has been stylishly renovated throughout. The main floor offers a generously sized family room with walk out to the deck and lush garden below.

The lower level offers a recreation and bedroom with further potential to finish the storage room as a home office. The lot is an exceptional 50x115 feet with enormous potential to add onto this charming home. The private drive and attached one car garage complete this terrific opportunity. Steps away from Jeff Healey Park for four season enjoyment!







main floor

- Front Entrance:
- Ceramic tile floor
 - Coat closet
 - Open staircase
- Living Room:
- Oak hardwood
 - Crown moulding
 - Large picture window overlooking the front garden and Delroy Drive
 - Recessed LED lighting
- Dining Room:
- Oakwood hardwood floor
 - Large picture window overlooking the deck and garden below
- Kitchen:
- Walk-in pantry
 - Ceramic tile floor
 - Stainless steel Bosch four burner gas cooktop
 - Stainless steel Bosch microwave with exhaust
 - Black GE wall oven
 - Stainless Steel Whirlpool double door/bottom mount fridge
 - Stainless steel Bosch dishwasher
 - Double stainless steel sinks with polished chrome gooseneck faucet
 - Glass mosaic tile backsplash
 - Shaker style white cabinetry
 - Windows looking over the front garden and Delroy Drive
 - Breakfast bar
 - Recessed halogen lighting
- Family Room:
- Wool sisal carpet
 - Large picture window overlooking the garden with sunny south exposure
 - French doors walk out to the deck
 - Recessed halogen lighting

second floor

- Master Suite
Bedroom
and Office:
- Wool sisal carpet
 - Double picture window overlooking the garden
 - Built in shelves
 - Wall to wall open shelves
 - Wall to wall closets
 - Window overlooking Delroy Drive

- Four Piece Washroom:
- Maple hardwood floor
 - Pedestal sink
 - Cast iron claw foot tub
 - Wainscotting
 - Mirrored medicine cabinet
 - Polished chrome fixtures and taps
 - Recessed lighting

- Bedroom:
- Wool sisal carpet
 - Lovely window overlooking the treetops and Delroy Drive
 - Double closet with sliding doors

- Bedroom:
- Wool sisal carpet
 - Picture window
 - Double picture window overlooking the garden
 - Double closet with sliding doors

lower level

- Recreation Room:
- Wool sisal carpet
 - Above grade window
 - Closet
 - Recessed pot lighting

- Bedroom:
- Wool sisal carpet
 - Above grade window
 - Wall to wall closet
 - Recessed pot lighting

Coldroom

- Three Piece Washroom:
- Heated porcelain tile floor
 - Custom vanity
 - Glass enclosed shower
 - Polished chrome fixtures and taps
 - Rain shower head
 - Recessed lighting
 - Pocket door

- Utility Room /Laundry:
- Kenmore front loading washer and dryer
 - Laundry tub
 - Ample storage

Storage Room (Potential to Finish)

additional information

Inclusions: all kitchen appliances, washers and dryers, all electric light fixtures, all window blinds and curtains, freezer in utility room, all built in bookshelves, shelves, marble dining room table, bar fridge in pantry, sandbox, pergola, garden shed.

Lot: 50.75 x 115 Feet
Taxes: \$5,727.47 2020
Possession: Mid August/TBA
Parking: Private drive with attached one car garage
Note : National Home Inspection available through L.A.

improvements by current owners

- 2021:
 - Rebuilt arch in backyard
 - Extensive interior repainting
- 2020:
 - Bosch 500 Series dishwasher
 - Rebuilt deck steps
- 2019:
 - Rebuilt front planters and driveway edging
- 2018:
 - Replaced thermostat (ecobee)
- 2016:
 - Downstairs complete bathroom renovation
 - Repoured concrete front steps and landing
 - Installed pot lights in living room and upstairs bathroom
 - Replaced wall cabinet in bathroom
 - New kitchen tile backsplash

area schools

TDSB

Norseman Junior Middle School	GR. JK-08
Islington Junior Middle School (French Immersion)	GR. JK-08
Islington Junior Middle School (Extended French)	GR. JK-08
Second Street Junior Middle School (French Immersion)	GR. JK-08
Etobicoke Collegiate Institute	GR. 09-12

TCDSB

Holy Angels Catholic School	GR. JK-08
St Louis (Regular Program)	GR. JK-08
St Louis (French Immersion)	GR. JK-03
St Josephat (Eastern Rite)	GR. JK-08
Our Lady of Peace (French Immersion)	GR. 04-08
St Gregory (Extended French)	GR. 05-08
Michael Power/St Joseph	GR. 09-12
Bishop Allen Academy	GR. 09-12

OTHER

Etobicoke School of the Arts	GR. 09-12
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offered for sale at \$1,398,000.⁰⁰

letter from the sellers

Dear Potential New Homeowner,

Welcome to our home. It is a little bittersweet to write this as we certainly did not buy this house with any intention of leaving it and, were it not for family reasons pulling us back to Winnipeg (our hometown), we would not be selling it now. We love this house and we hope you will too.

In the last five years, this has been the first home for our two sons. When we told our four year-old that we were moving, his immediate reaction was “but I don’t want to move, this house is beautiful”, and we couldn’t agree more. The natural light, particularly in the family room where it beams in warmly on sunny afternoons, was one of the big reasons why we found this house so appealing and, to this day, it remains one of our favourite features.

We bought this house with plans of starting a family and so we were very focused on: proximity to good schools (this house is in the catchment for Norseman Junior Middle School, and there are lots of other highly rated junior and senior schools nearby, including junior and senior specialty public arts schools), welcoming daycares (there are plenty nearby, including the new Little Campus daycare that opened earlier this year at 48 Rosemede Avenue, which is just a five minute walk away) and parks with playgrounds (of which there are many within walking distance, including Jeff Healey Park which is just down the hill); having an ample backyard for the kids to play in; and having a space for our guests to visit and stay (it is what led us to gut and renovate the basement bathroom in 2016). This house checked all those boxes and came with a lot of added benefits that we have only truly come to appreciate in the years since.

From this house, you have easy access to the highways, the Go Train and the subway (5 minute drive), close proximity to restaurants (take a cruise down the Queensway to the south, Roncy to the West and Bloor to the North), shopping (Sherway Gardens and a group of big box stores are a 10 minute drive away), and more grocery stores and pharmacies than one could possibly need.

While we have always found the house to be spacious, in the current confines of social distancing and remote working, we have so regularly felt fortunate to have had more than enough space to house the antics of two very busy little boys and provide quiet areas for two parents working full time jobs. The backyard, which was always an important part of what made this house so wonderful for our family, has proved to be an even bigger lifesaver in the last twelve months as it has provided lots of room for our kids’ outdoor adventures.

The listing and a walkthrough will tell and show you lots of things about the house that we think make it great, but what it can’t tell you are things that we will truly miss about living here, and things that we hope you will be able to enjoy as much as us, should you decide to become its new owners – summertime walks to Tom’s Dairy Freeze just up the street when you can beat the almost ever-present line-ups; taking our sons to their soccer practices at Jeff Healey park; riding our bikes to San Remo bakery almost every weekend for croissants and donuts; teaching our kids to skate at the Queensway Rink (a 10 minute walk); watching the parade of children with sleds walk down the street to the Jeff Healey tobogganing hill whenever there is fresh snow; exploring the seemingly endless options of walks and hikes in the area (including Mimico Creek, High Park and Humberview Park); and BBQing and entertaining on the back deck, particularly from May to September when the trees are in full foliage and the backyard feels so very private.

We are very sad to leave, but are confident that whoever chooses to make this their next home will be happy they did.

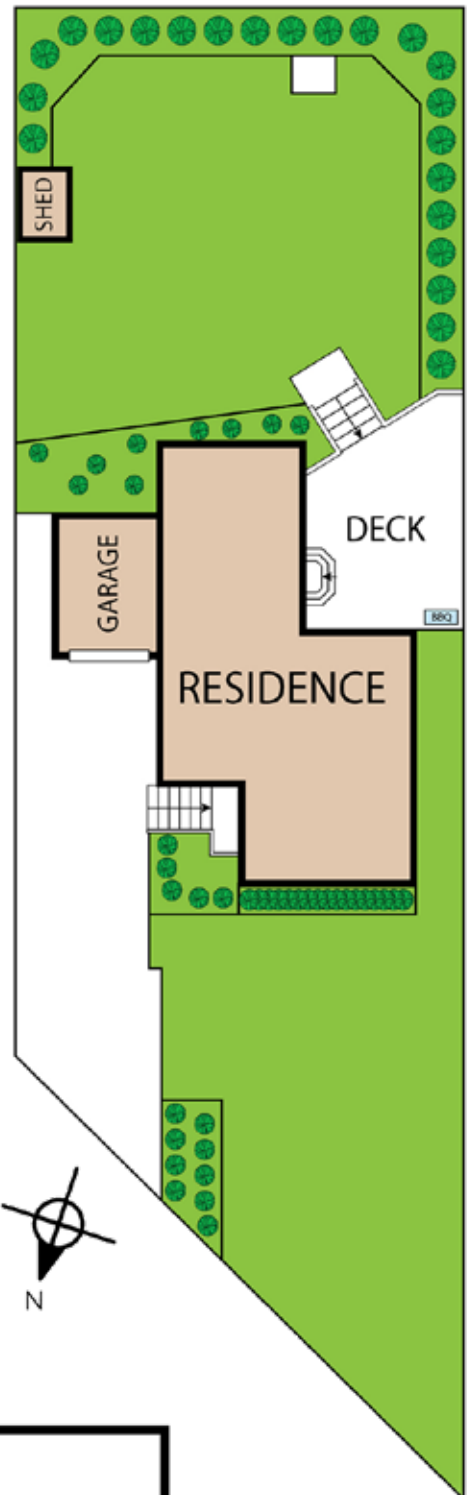
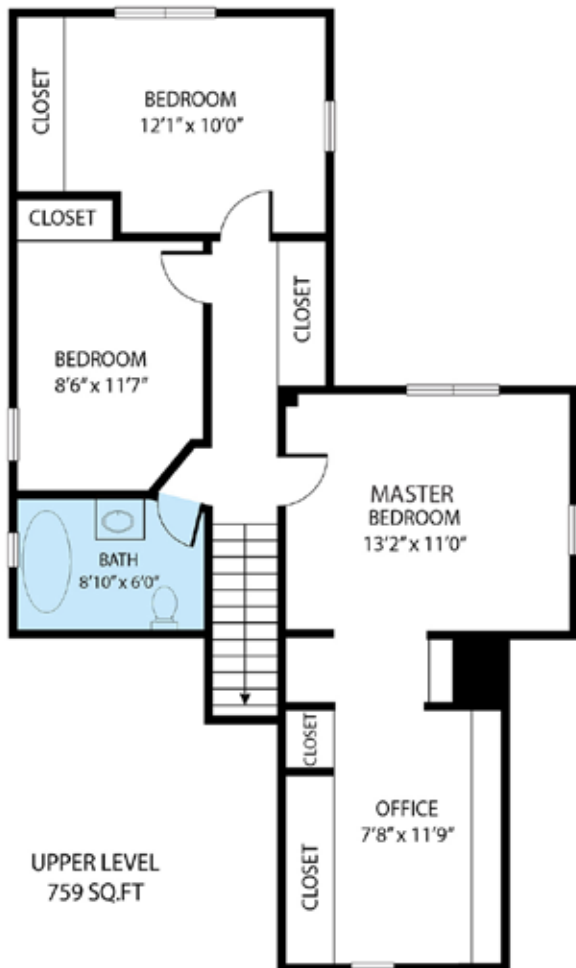
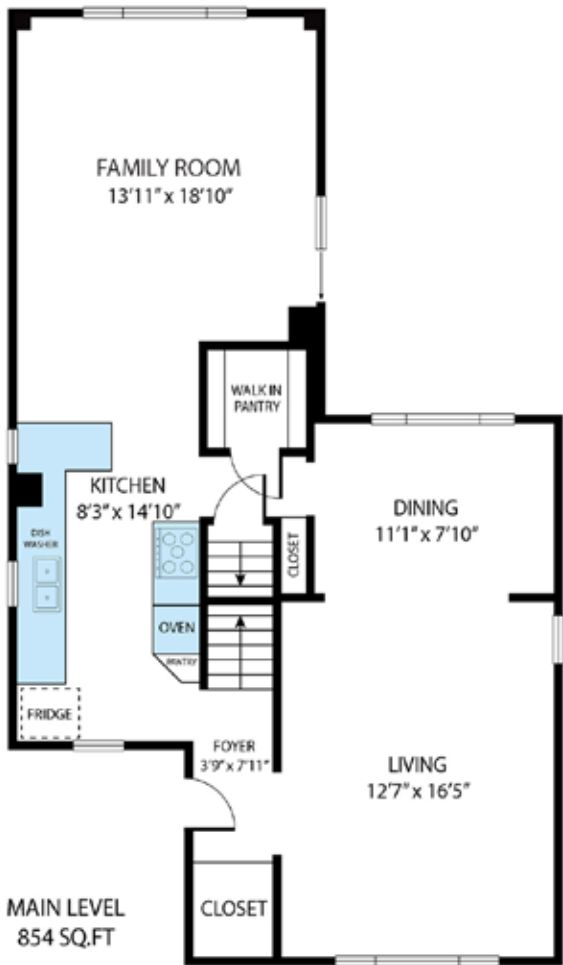
Good luck with your house hunt! Hopefully this is your last stop!



Rory and Samantha

LW Leeanne Weld

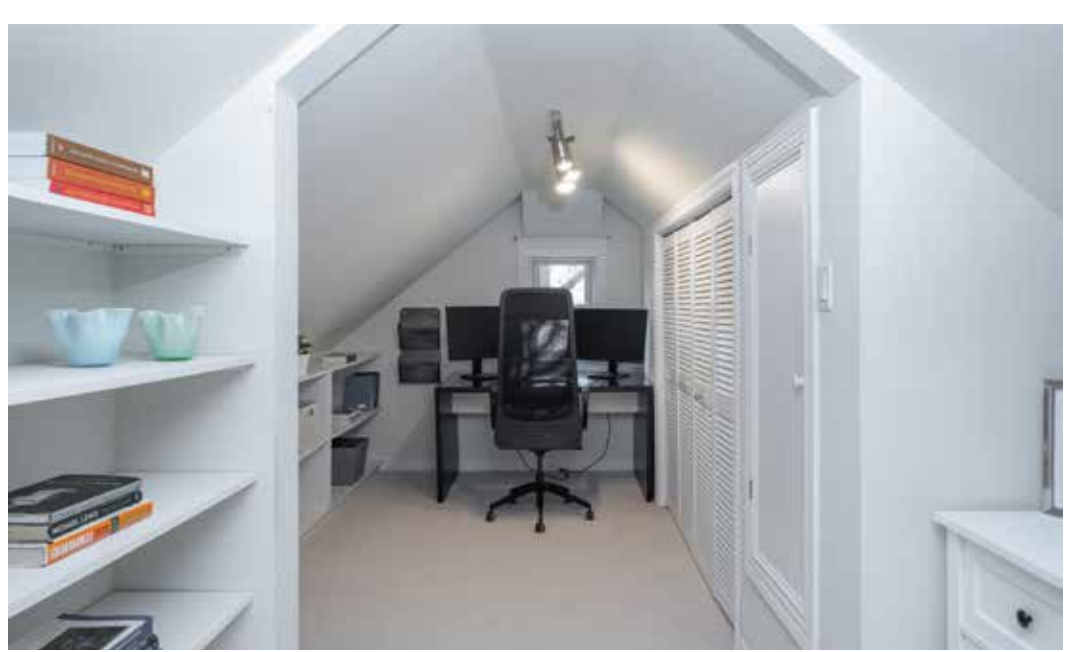
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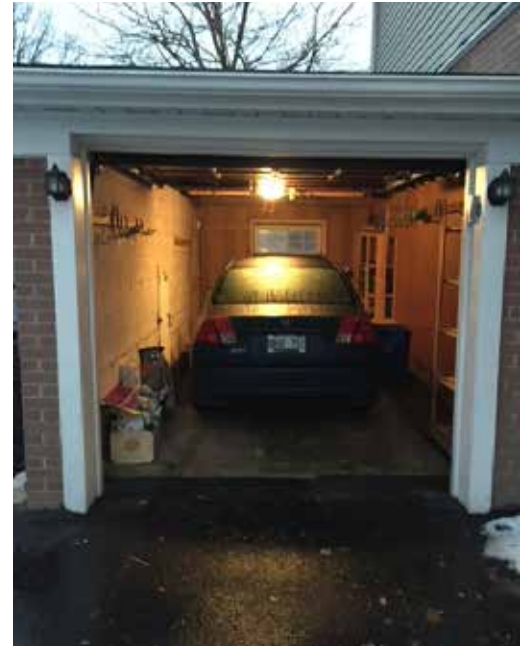












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Lifetime Chairman's Award Winner Inducted 2020
Chairman's Award Winner
2019 Top 5 - Dollar Volume
Gairdner Award Winner
2004-2020



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