



# Welcome to 151 Merton Street, Townhouse #6

Welcome to this fabulous townhouse conveniently located on Merton Street in the heart of Davisville Village. This approximately 2,200 square foot home offers an open floor plan with a combined living room and dining room on the main floor with an eat-in kitchen and walkout to a courtyard garden. Two bedrooms, a four piece washroom and a laundry room are featured on the second floor and the top floor is devoted to the master suite, a three piece washroom, walk-in closet, as well as a fourth bedroom or home office. The lower level is also nicely finished offering a two piece washroom and a recreation room with soaring 10' ceilings. Recent renovations include; white oak wide plank hardwood floors throughout, painting including all casing and ceilings throughout, and new recessed LED lighting throughout. This home is bathed in natural sunlight with windows facing south and offers a bright modern aesthetic ready to be enjoyed. Located just steps away from Yonge Street, this vibrant locale offers shops, restaurants, and easy transit at your doorstep. Toronto's finest schools are within walking distance and the beautiful Kay Gardner Beltline. This is truly city living at its best!





## features

### Foyer:

- Limestone tile floor
- Vaulted ceiling
- Coat closet

### Living Room & Dining Room:

- Wide plank white oak hardwood floor
- Gas fireplace
- Open staircase (alcove under staircase)
- Recessed LED lighting

### Kitchen:

- Ceramic tile floor
- Stainless steel Bosch stove
- Stainless steel Broan Allure exhaust fan
- Stainless steel Bosch dishwasher
- Stainless steel GE bottom mount fridge/freezer:
- White shaker style cabinetry
- Stainless steel double sinks with gooseneck faucet
- Large pantry
- Sliding glass doors walk out to courtyard garden
- Recessed LED lighting

## second floor

### Bedroom:

- Wide plank white oak hardwood floor
- Bay window
- Closet
- Sunny south views

### Laundry Room / Storage

- Tile floor
- Whirlpool Duet Front Loading Washer & Dryer

### Four Piece Washroom:

- Tile floor
- Vanity
- Shower/tub
- Built-in mirror
- Polished chrome fixtures and taps

### Linen Closet

### Bedroom:

- Wide plank white oak hardwood floor
- Pretty tree line views over Merton Street
- Double closet with custom organizers



# third floor

## Office/Bedroom:

- Wide plank white oak hardwood floor
- French doors overlook courtyard with Juliette balcony

## Three Piece Washroom:

- Tile floor
- Vanity
- Large soaker tub
- Glass enclosed shower
- Built-in mirror
- Polished chrome fixtures and taps

## Master Bedroom:

- Wide plank white oak hardwood floor
- Tree line views over Merton Street
- His & Her walk-in closets with custom organizers

# lower level

## Two Piece Washroom:

- Ceramic tile floor

## Recreation Room:

- Wide plank white oak hardwood floor
- Tall ceilings
- Recessed LED lighting

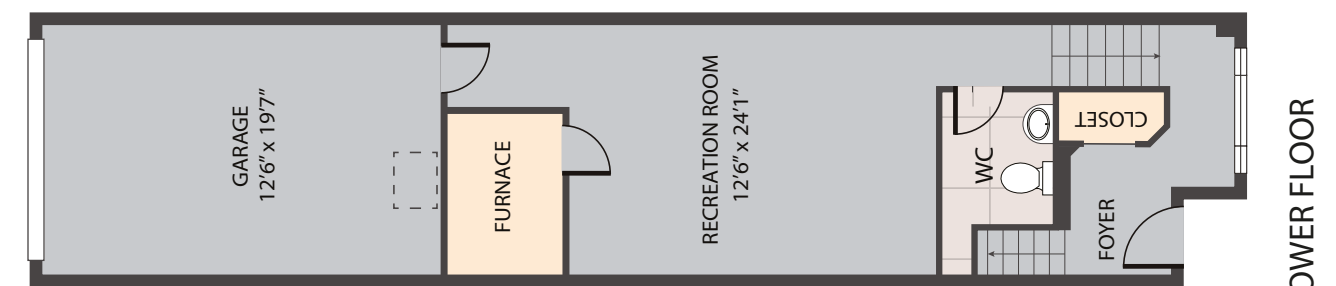
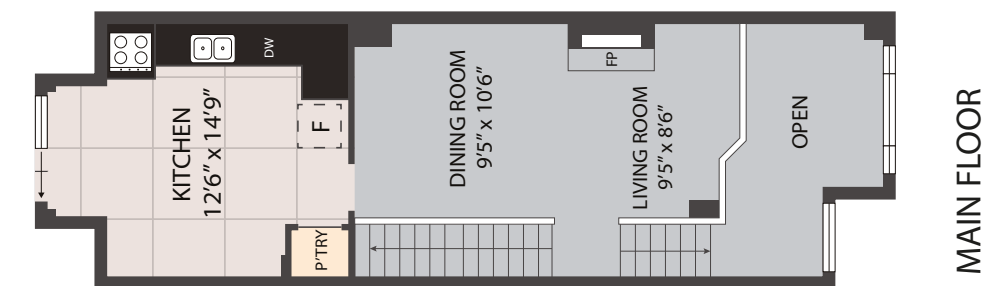
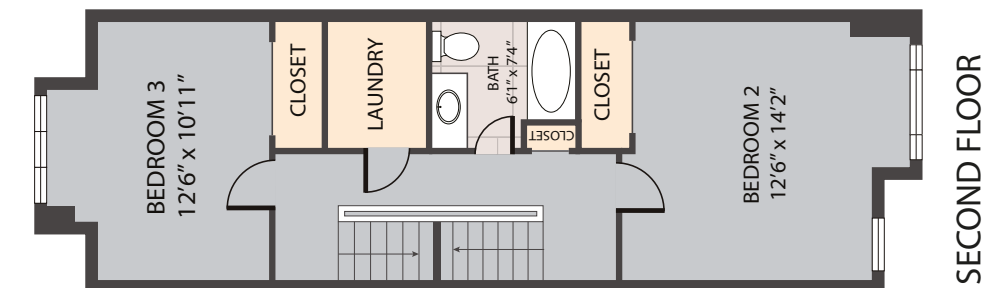
Utility Room/Storage Room

Walk out/in to single car garage

# additional information

Taxes:	\$5,175.28 (2021)
Possession:	30 days/TBA
Maintenance Fees:	\$792.36/month, including: common elements, water, parking, building insurance
Rental Items:	Hot water tank
Inclusions:	All kitchen appliances, washer & dryer, all electric light fixtures, blinds and curtains, gas BBQ, central vacuum and related equipment (as is), four bookshelves in lower level recreation room, garage remote, wired for central alarm system.

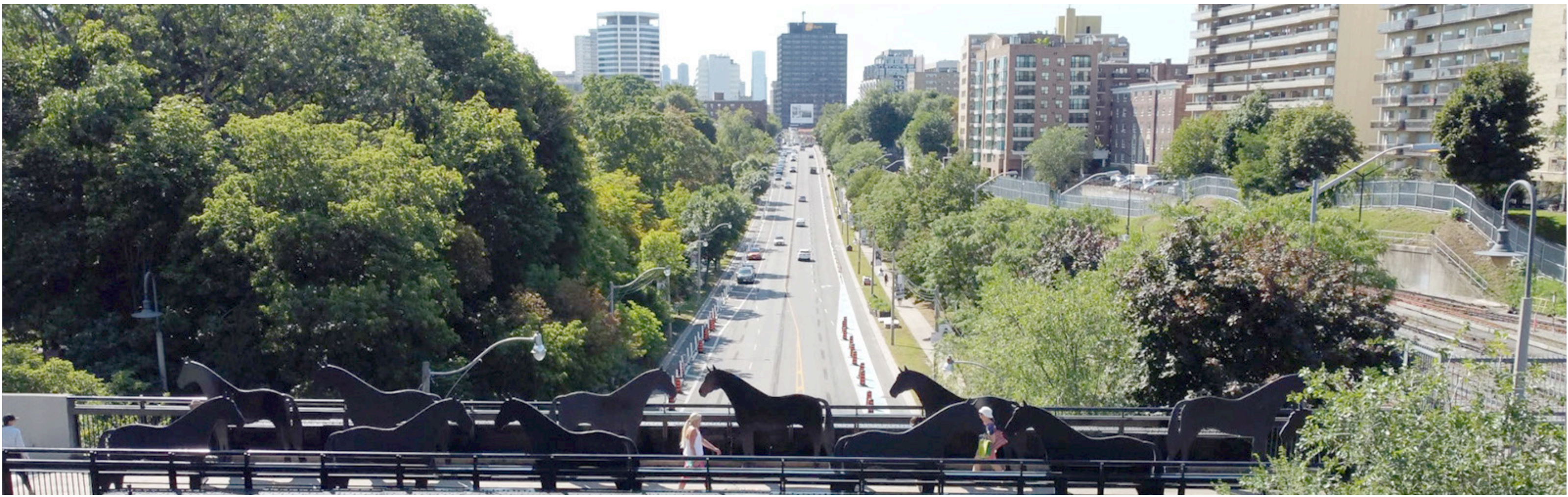
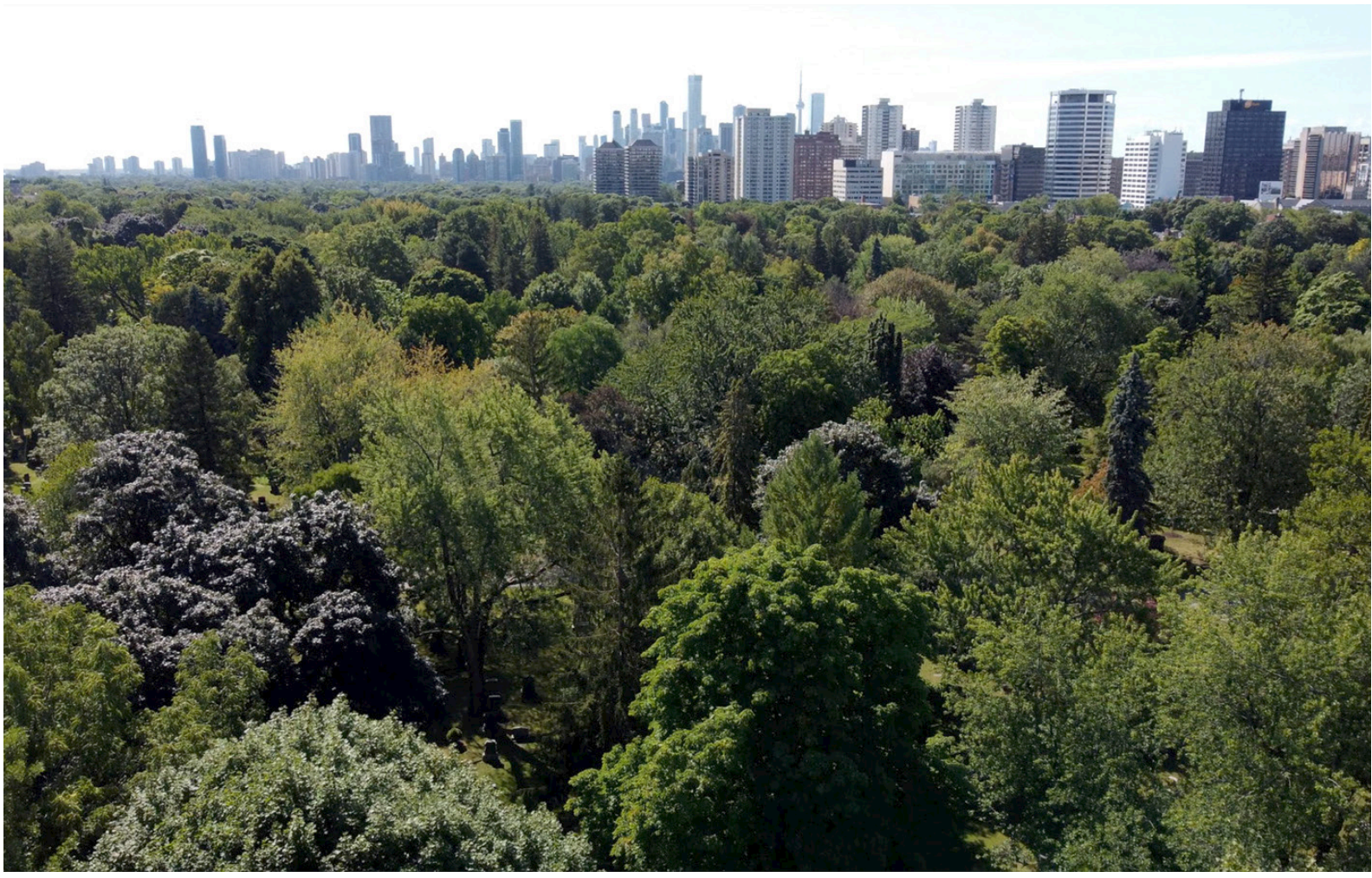
Offered at \$1,398,000.00















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