



26 Delroy Drive

Welcome to 26 Delroy Drive



Welcome to this lovely three bedroom, one and a half storey home, beautifully situated on Bonnyview Ravine, and offering a 40' x 137' lot of mostly table land. Freshly painted throughout the entire house, new laminate flooring in the lower level, recent kitchen upgrades, new lighting, and thermal pane windows throughout. Countless possibilities for this home, enjoy as is, add on, or build new. Enjoy your own oasis in the city. This is a quiet tree lined street in the Stonegate neighbourhood with terrific proximity to Norseman JMS and Etobicoke CI schools, shops and transit on the Queensway, and easy highway access. Jeff Healey Park with tennis courts, children's play area, and four seasons fun is steps away!





MAIN FLOOR

Foyer

- Laminate floor
- Coat closet
- Wainscoting

Living Room / Dining Room

- Hardwood floor
- Decorative plaster ceiling
- Large picture window overlooking the patio, garden and ravine

Kitchen with Breakfast Area

- Laminate floor
- Custom shaker style cabinetry
- Insignia refrigerator
- GE electric stove
- Broan range hood
- Stainless steel sink
- Polished chrome taps
- Large bay window overlooking front garden and Delroy Drive

Office/Bedroom

- Hardwood floor
- Double closet
- Large picture window overlooking the patio, garden and ravine

Four Piece Washroom

- Tile floor
- Vanity
- Polished chrome fixtures and taps
- Built-in mirror
- Window with privacy glass

Side entrance walks out to patio

SECOND FLOOR

Double linen closet with built-ins

Bedroom

- Hardwood floor
- Closet
- Window with pretty views overlooking Delroy Drive

Bedroom

- Hardwood floor
- Closet
- Window overlooking back garden and pretty views of ravine

LOWER LEVEL

Laundry Room

- Laminate floor
- GE Washer & GE Dryer
- Laundry tub
- Built-in cupboards
- Above grade window

Recreation Room/Play Area

- Broadloom
- Panelled walls
- Above grade windows

Cold room with built-ins

Utility Room/Storage

ADDITIONAL INFORMATION

Taxes: \$4,503.16 (2021)

Lot Size: 40' x 137'

Possession: 30 Days/TBA

Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, garden shed.

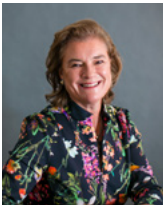
Note: National Home Inspection available through LA.

OFFERED FOR SALE AT \$1,399,000.00









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