



6



## Welcome to 6 Gibson Avenue

Sought-after Gibson Avenue! A heartbeat away from Yonge Street, this deceptively large and charming solid brick home offers enormous potential. High ceilings, lots of windows and walkouts. The open concept living room and dining room lead into the kitchen, with a family room walking out to the private garden and laneway at the rear. The second floor offers a spacious library (formally two bedrooms) with wood burning fireplace and numerous built-ins, as well as a four-piece washroom/laundry room, and a bedroom overlooking the garden. The third floor primary bedroom offers a four-piece ensuite washroom, and a walkout to a spacious sundeck. Attached townhome but only partially attached on the west side. Beautifully situated on a quiet street that dead ends at Ramsden Park! Walk to Rosedale subway station, shops, and restaurants along Yonge Street.



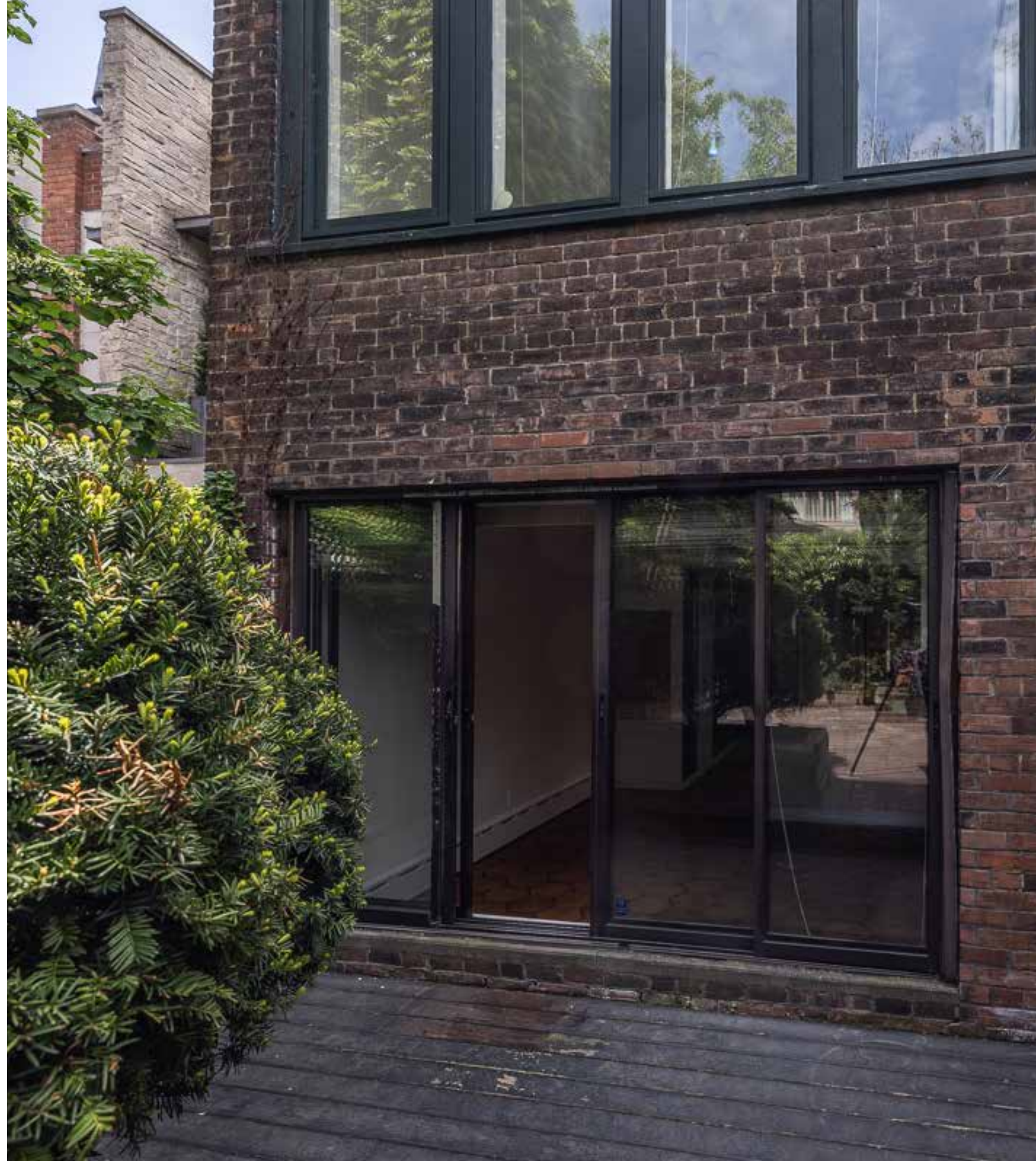
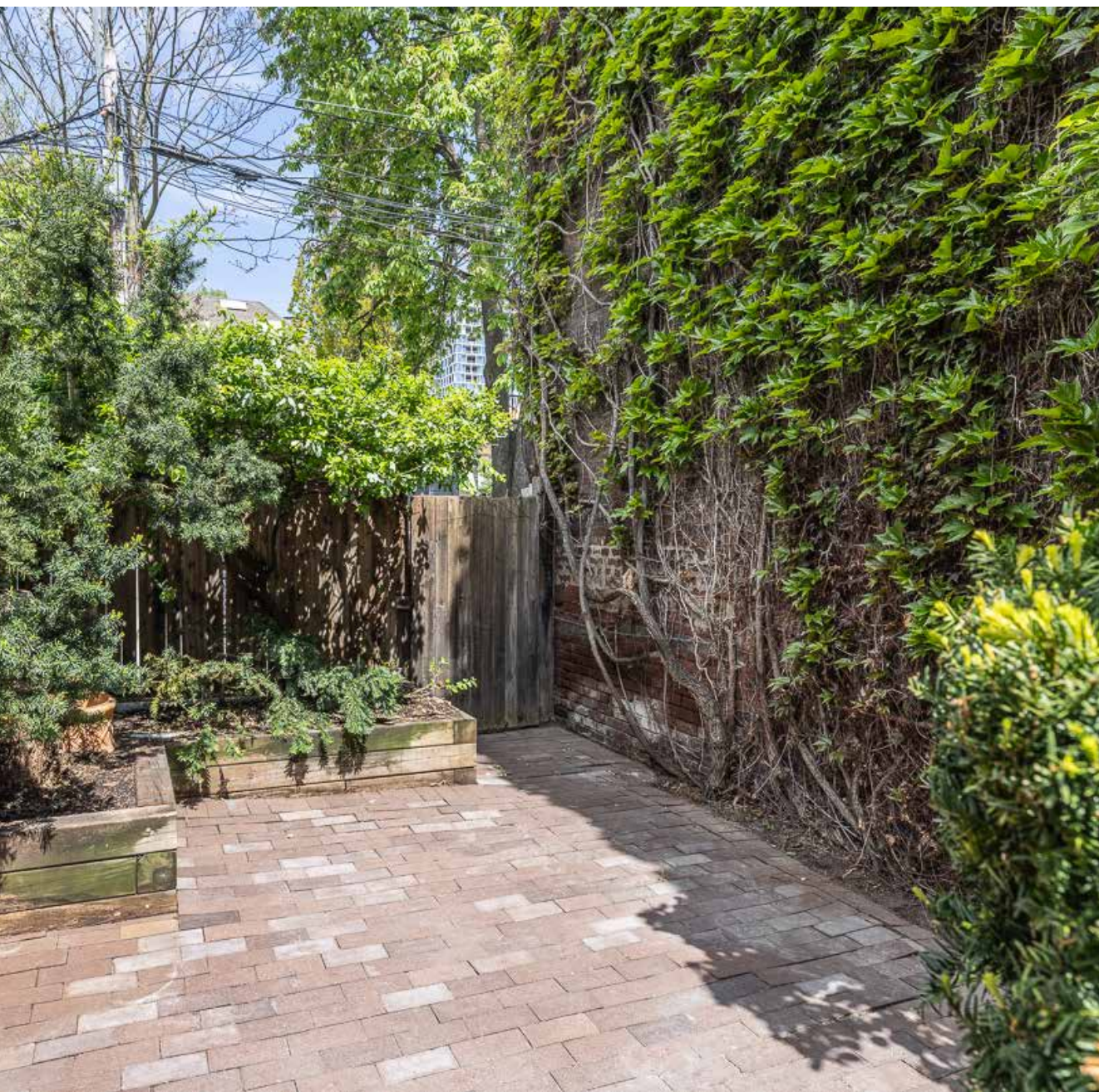
















MAIN FLOOR

- FOYER
- Tile floor
  - Front door with door code
  - Double coat closet
  - Built-in bench with storage
  - Built-in cubby
  - Pot lights
  - Large picture window overlooking front garden

- LIVING/DINING ROOM
- Tile floor
  - Mirrored wall
  - Built-in shelving
  - Built-in sideboard
  - Pass through to kitchen
  - Directional track lighting
  - Large window

- KITCHEN
- Tile floor
  - Mirrored pantry
  - KitchenAid refrigerator
  - Frigidaire Gallery four burner gas stove and oven
  - Maytag dishwasher
  - Porcelain sink
  - Polished chrome fixtures and tap
  - Custom decorative tile backsplash
  - Pot lights
  - Window

POWDER ROOM

- FAMILY ROOM
- Tile floor
  - Floor to ceiling windows
  - Walk out to terrace and garden
  - Pot lights
  - Recessed alcove lighting

SECOND FLOOR

- LIBRARY
- Tile floor
  - Built-in bookcases
  - Wood burning fireplace with decorative tile surround
  - Wall-to-wall closets with built-in shelving
  - Picture window overlooking front garden

- FOUR PIECE WASHROOM/LAUNDRY ROOM
- Tile floor
  - Built-in linen closet and shelves
  - Tub with tile surround and shower
  - Vanity with decorative tile counter
  - Polished chrome fixtures and taps
  - Maytag top loading washer
  - Maytag front loading dryer
  - Built-in cabinets

LINEN CLOSET

- BEDROOM
- Broadloom
  - Double closet
  - Wall-to-wall windows overlooking back garden

THIRD FLOOR

- PRIMARY BEDROOM WITH SITTING AREA
- Broadloom
  - Vaulted ceilings
  - Built-in closets
  - Built-in drawers
  - Walk out to sundeck with lovely treetop views
  - Window in loft

- FOUR PIECE ENSUITE WASHROOM
- Mirrored wall
  - Vanity with storage
  - Polished chrome fixtures and taps
  - Standing shower
  - Separate water closet with sink
  - Window overlooking back garden

LOWER LEVEL

- RECREATION ROOM
- Broadloom

COLD STORAGE

STORAGE CLOSET

UTILITY ROOM

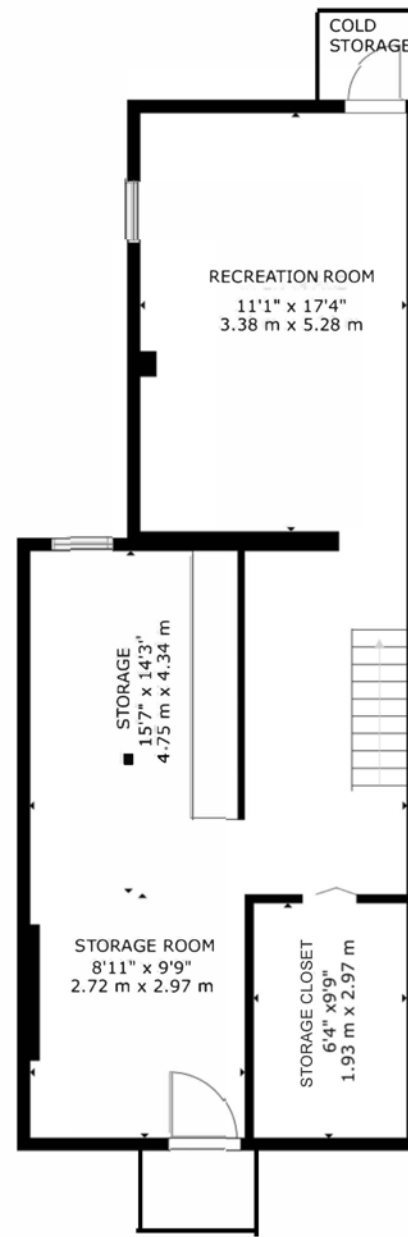
STORAGE

ADDITIONAL INFORMATION

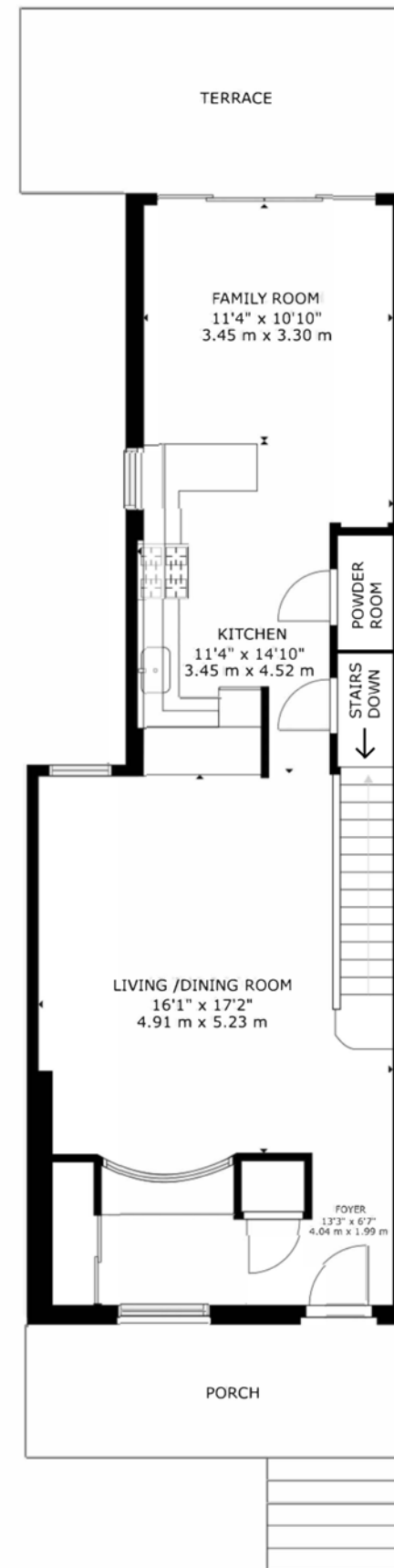
Taxes:	\$12,336.86 (2025)
Lot Size:	17.75’ x 88.41’
Possession:	30-60 days/TBA
Inclusions:	All kitchen appliances, washer, dryer, (all as is), all electric light fixtures, all window coverings, all built-ins, air conditioning units, central vacuum.

OFFERED FOR SALE AT  
\$2,049,000.<sup>00</sup>

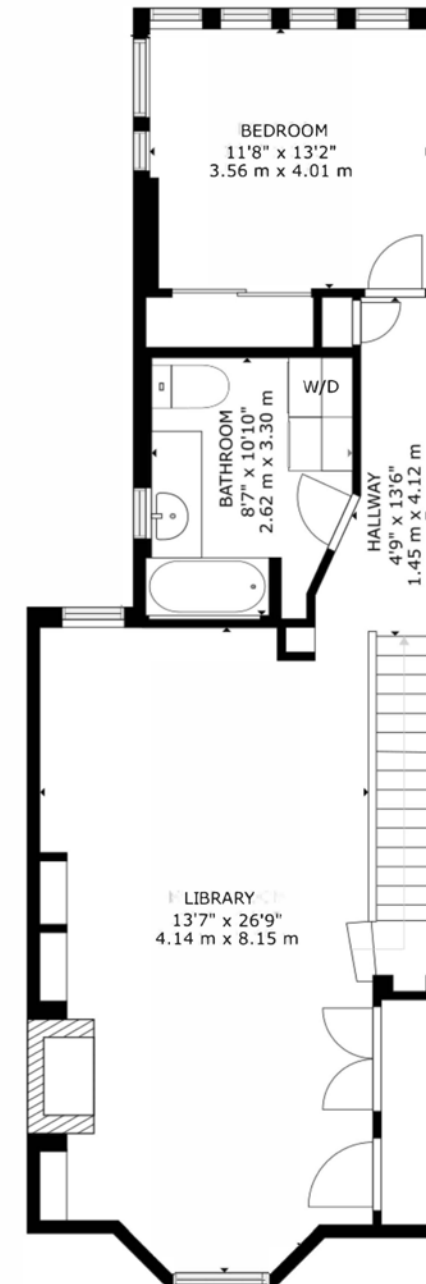




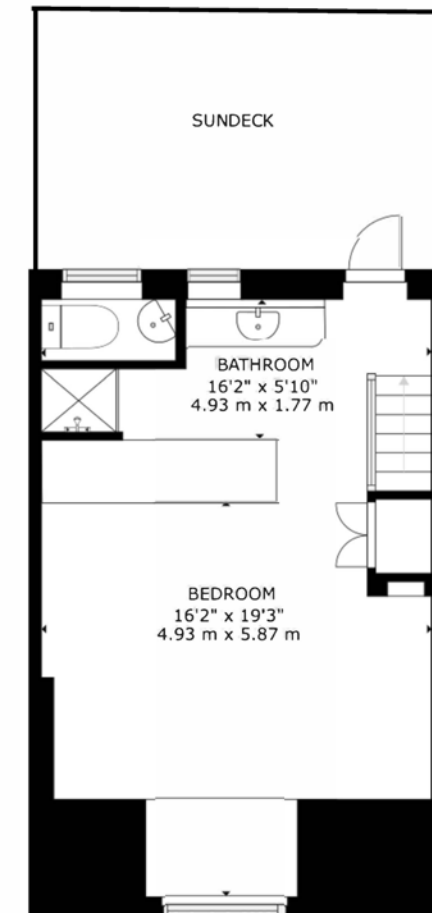
BASEMENT



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA  
 BASEMENT: 583 sq ft, 54.12 m<sup>2</sup>; MAIN FLOOR: 688 sq ft, 63.88 m<sup>2</sup>  
 SECOND FLOOR: 709 sq ft, 65.91 m<sup>2</sup>; THIRD FLOOR: 416 sq ft, 38.69 m<sup>2</sup>  
 EXCLUDED AREAS; PORCH: 138 sq ft, 12.86 m<sup>2</sup>; PATIO: 146 sq ft, 13.55 m<sup>2</sup>  
 TOTAL: 2396 sq ft, 222.6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Chairman Award Winner**  
**#2 Dollar Volume, #4 Units Sold**  
 2024  
**Gairdner Award Winner**  
 2004-2024  
**Lifetime Chairman's Award Winner**



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.