



LW Leeanne
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Welcome to 28 Alcorn Avenue

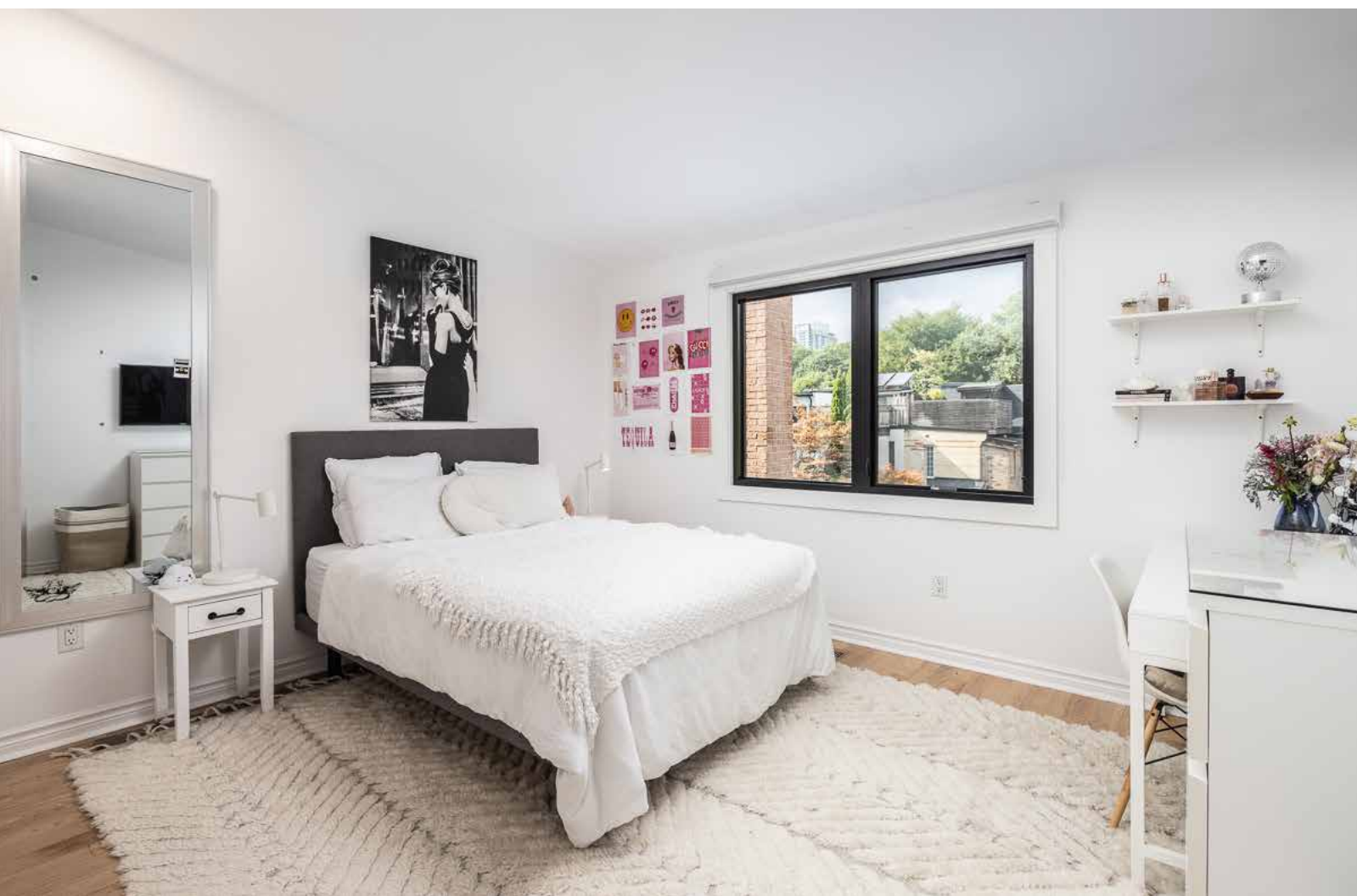
Great opportunity and value in Summerhill! Freehold townhome - no maintenance fees. Renovated top to bottom with a cool contemporary aesthetic. Features include; new Pella windows and doors throughout, new primary ensuite washroom, refinished hardwood floors, new staircase banister, gorgeous and cleverly designed Scavolini kitchen, abundant California Closet built-ins, extensive rewiring and recessed lighting, and new mechanics; furnace and air conditioner. The main floor offers a combined living and dining room with a wood burning fireplace with stone surround, and a walk out to a newly built back deck with a gas line for a barbeque. The chef's kitchen features stainless steel Thermador appliances, a concealed appliance garage and breakfast bar/workstation, and quartz countertops. The primary bedroom and washroom are on the second floor along with a family room/office, and the third floor offers two additional spacious bedrooms with vaulted ceilings and additional loft space. The finished lower level with a bright recreation room completes this offering. The built-in garage offers ample storage, parking for Two cars; one in the garage and one behind on the heated driveway (could squeeze in a third car). Quiet street, yet steps away from the vibrancy of Yonge Street shops and restaurants, plus Summerhill subway station. Walk to Cottingham Public School.











MAIN FLOOR

Kitchen

- Porcelain tile floor
- Quartz countertops and backsplash
- Thermador oven and four burner gas stove
- Thermador concealed range hood
- Thermador concealed refrigerator and freezer
- Thermador concealed dishwasher
- Farmer’s sink with gooseneck faucet
- Recycling/garbage drawer
- Matte black faucet and taps
- Concealed appliance garage
 - Soft close drawers and cabinets
 - Two food pantries
 - Lazy susan
- Large windows
- Recessed lighting

Living Room

- Hardwood floor
- Wood burning fireplace with stone surround and hearth
- Walk out to patio
- Recessed halogen lighting

Dining Room

- Hardwood floor
- Combined with living room
- Recessed halogen lighting

Powder Room

- Pocket door
- Tile floor
- Standing sink
- Matte black fixtures and taps
- Built-in wall mirror
- Wall sconce

SECOND FLOOR

Double Closet

Family Room

- Hardwood floors
- Double closet
- Large windows overlooking Alcorn Avenue
- Recessed halogen lighting

Primary Bedroom

- Hardwood floor

- Wall-to-wall closets
- Juliet balcony
- Recessed halogen lighting

Five Piece Ensuite Washroom

- Heated tile floor
- Double floating vanity
- Built-in wall mirror
- Matte black fixtures and taps
- Wall mounted toilet
- Glass enclosed shower with rain showerhead and detachable shower head
- Large freestanding soaker tub
- Recessed wall shelves with lighting
- Recessed halogen lighting

THIRD FLOOR

Double Closet

Bedroom

- Hardwood floor
- Vaulted ceilings
- Separate loft office area
- Skylight
- Walk-in closet
- Large window with pretty treetop views over Alcorn Avenue
- Recessed halogen lighting

Four Piece Washroom

- Tile floor
- Vanity with brushed chrome fixtures and taps
- Built-in wall mirror
- Glass enclosed soaker tub and shower with rain showerhead and detachable showerhead
- Window
- Wall sconces

Bedroom

- Hardwood floor
- Double closet
- Vaulted ceilings
- Picture window with pretty treetop views
- Recessed halogen lighting



LOWER LEVEL

Recreation Room

- Broadloom
- Large above grade windows
- Recessed halogen lighting

Laundry Room

- Tile floor
- LG frontloading washer
- LG frontloading dryer
- Laundry tub
- Built-in shelving

Separate entrance to built-in garage

UPGRADES BY CURRENT OWNERS

- Pella windows all replaced
- Pella front door with keypad
- Floor refinishing throughout house
- New carpet in basement
- California closets in all closets except master and office
- New back deck and railings, completely rebuilt
- Gas line put in on back deck for barbeque
- New landing pavers at bottom of backyard steps
- Scavollini kitchen

- New master bathroom with heated floor
- New master closets
- New closet in office
- House completely rewired
- New pot lights
- New railings and banister throughout
- New HVAC system
- New air conditioner unit
- New central vac unit

ADDITIONAL INFORMATION

Taxes: \$9,780.51 (2025)
Lot Size: 14’ x 76.73’
Possession: 30-60 Days
Inclusions: All kitchen appliances, LG washer and dryer, all custom automatic and manual blinds (transparent and blackouts), California Closet custom built-ins, all electric light fixtures, central vacuum and related equipment.

Exclusions: Dining room chandelier, televisions

OFFERED FOR SALE AT
\$2,375,000.⁰⁰





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



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