



LW Leeanne
Weld

Welcome to 6 Lankin Boulevard

Beautifully situated on a quiet tree-lined street in East Danforth, this is a wonderful wide semi. Totally and stylishly renovated with recent updates. Open concept living room/dining room and stunning kitchen with large center island and oversized breakfast bar for four people. The kitchen walks out to a new deck and a lovely west facing garden. Rare powder room on main floor and stackable laundry. On the second floor, there are three generously sized bedrooms, and a luxurious five-piece washroom. The lower level has a separate side entrance, and it could be rented as a basement apartment or used as an in-law suite. It features one bedroom, renovated kitchen, recreation room, three-piece washroom, and separate laundry. Parking for two cars; one in the detached garage (with power) and one in front of the garage. Memorial Park is just around the corner with its weekly farmer's market and the Toronto Public Library offers numerous programs. Shops at Donlands/O'Connor and along the Danforth are just a walk away. Conveniently located just a walk to Coxwell subway station and Michael Garron Hospital, and easy access to the DVP. Enjoy this great family home with numerous improvements by the current owner.











MAIN FLOOR

ENTRY

- Hardwood floor
- Front door with stained glass
- Coat closet
- Wainscoting

LIVING ROOM

- Hardwood floor
- Open concept
- Decorative wallpaper
- Wood burning fireplace
- Large picture window overlooking front garden
- Recessed halogen lighting

DINING ROOM

- Hardwood floor
- Open concept
- Decorative wallpaper
- Recessed halogen lighting

KITCHEN

- Hardwood floor
- Open concept
- Oversized kitchen island with breakfast bar
- Custom built-in shelving and storage
- Stainless steel double door refrigerator
- Stainless steel built-in dishwasher
- Stainless steel four burner gas stove with grill
- Stainless steel range hood
- Samsung microwave
- Stainless steel double farmer’s sink
- Brass fixtures and taps

LAUNDRY CLOSET

- Stackable Samsung frontloading washer and dryer

POWDER ROOM

- Decorative tile floor
- Vanity with gold faucet and tap
- Gold fixtures
- Built-in wall mirror
- Wall sconces

SECOND FLOOR

PRIMARY BEDROOM

- Hardwood floor
- Large window with pretty views over Lankin Boulevard
- Double closet
- Motorized blackout blinds and remotes (except excluded)

FIVE PIECE WASHROOM

- Tiled floor
- Brass fixtures and taps
- Hidden medicine cabinet
- Double vanity
- Built-in mirrors
- Built-in linen shelving
- Large soaker tub with rain showerhead
- Wall sconces
- Recessed lighting

SECOND BEDROOM

- Hardwood floor
- Decorative panelled wall
- Closet
- Window over back gardens
- Motorized blackout blinds and remotes (except excluded)

THIRD BEDROOM

- Hardwood floor
- Mirrored double closet
- Window over back gardens
- Motorized blackout blinds and remotes (except excluded)

LOWER LEVEL

SEPARATE ENTRANCE STORAGE ROOM

LAUNDRY CLOSET

- Frigidaire top loading washer
- Frigidaire front loading dryer

BEDROOM

- Hardwood floor
- Two above ground windows
- Recessed lighting

FAMILY ROOM

- Hardwood floor
- Open concept
- Above ground window
- Recessed halogen lighting

UTILITY ROOM

KITCHEN

- Hardwood floor
- Quartz countertops
- Broan range hood
- Four burner induction cooktop with oven
- Stainless steel refrigerator
- Shaker style custom cabinetry
- Sliding glass doors walk out to deck and back garden
- Window overlooking back garden
- Recessed halogen lighting

THREE PIECE WASHROOM

- Decorative tile floor
- Vanity with brushed chrome fixtures and tap
- Built-in wall mirror
- Medicine cabinet
- Standing shower with rain showerhead
- Wall sconces

UPGRADES & RENOVATIONS

- Full permitted renovation (residential with secondary suite) – all permits closed (2019)
- Home Survey (2019)
- New Electrical and box (2019)
- New plumbing (2019)
- Insulation throughout house (2019)
- New HVAC system – all permitted, new ductwork including fire stops in the line, new furnace, AC unit (2019)
- New windows (2019)
- New patio door and deck (2019)
- Sound proofing from basement to main floor (2019)
- Hardwired smoke/strobe/CO devices throughout (2019)
- All fire drywall in basement (2019)

- Main floor laundry added (2019)
- New appliances, main floor, and basement (2019)
- New garage with fire drywall (2020)
- Porch update (2021)
- Interlocking landscaping, front and backyard (2021)
- Wainscoting (2022)

UPGRADES BY CURRENT OWNER

- Motorized blackout blinds in three bedrooms (February 2025)
- Navien tankless hot water system (July 2025)
- Roof – new shingles (July 2025)
- New eavestroughs and downspouts (July 2025)
- Sliding doors with lock (September 2025)
- New back deck and railing (June 2026)
- Extensive interior painting (August 2026)

ADDITIONAL INFORMATION

- Taxes: \$5,762.51 (2026)
- Lot Size: 23.94’ x 104.41’
- Parking: Detached one car garage, plus one parking in front of the garage
- Possession: 60 Days/TBA
- Inclusions: All kitchen appliances (main floor and lower level), four bar stools, stackable Samsung washer and dryer, Frigidaire washer and dryer, all electric light fixtures, NEST thermostat, all window coverings (except excluded), central air conditioning and equipment, all custom built-ins, two garage remotes, Navien tankless hot water system.
- Exclusions: all televisions, wall mounts and sound bars, floating shelves in nursery, pink mirror at top of stairs, curtains in living room and three bedrooms.
- Note: Home inspection from Classic Home Inspections available through LA



Walking through the doors of 6 Lankin Boulevard in November of 2024 truly felt like a dream come true. To find a fully renovated, aesthetically beautiful home that we could make our own was everything we could have hoped for. In such a short time, this house became the foundation for so many beautiful memories, and it will forever leave a lasting impact on our lives. We can honestly say that there is no place quite like 6 Lankin Boulevard.

When you wonder what make a house feel so special, we think it is because this place has always been so much more than just a house. It is a quiet little neighbourhood, tucked away in the middle of bustling Toronto suburb. It is also sandwiched between two amazing sets of neighbours – the kind you hope to have, but rarely ever find. They are the people who help you on garbage night, assist with shoveling you out after a long winter storm, and even bring your groceries inside when emergencies arise. Saying goodbye to this house is hard, but saying goodbye to them is even harder.

Every Tuesday from May through October, you can visit the East York Farmers' Market, literally just steps from your doorstep. It became such a wonderful place to meet friends for a coffee, enjoy a morning stroll, or have a playdate with the little ones. The library, essentially located in your backyard, became a bit of a sanctuary for us through the ever-changing Canadian seasons. You could often find us there on Saturday mornings for Family Time, where the librarians would sing songs and read stories to the little ones. On those especially cold winter days, we made excellent use of the Sensory Room – a private, pre-booked space available to all families – which quickly became another part of our routine.

Being only steps from the Danforth makes everything wonderfully accessible without ever feeling overwhelming. There are fantastic restaurants, charming boutiques, beautiful parks, and adorable coffee shops all within walking distance. There was truly nothing better than looking forward to a summer drink from Red Rocket (Peach Lemonade!) or a cinnamon bun from Aviator. These local spots bring something truly special to the East End and being able to enjoy them on foot was such a blessing.

Saying goodbye to 6 Lankin after our short time here was never part of the plan. Inevitably, life changes - and after many long conversations, we decided that being closer to our extended family was what was best for us at this time. When we moved here it felt like we were setting down roots in our forever home. Instead, this is where we built the foundation of our family and that is something we will be forever grateful for. This home has been loved, celebrated and cared for deeply. It has held so many of our happiest moments, and we hope you will create just as many of your own. It is ready to open its doors to new owners who we know, without a doubt, will love this house.

We hope you love it just as much as we have.

With love,

The Wilsons.









Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
 2024
Gairdner Award Winner
 2004-2025
Lifetime Chairman's Award Winner



LEEANNE WELD KOSTOPOULOS
 Sales Representative
 c 416.566.8603 | o 416.489.2121
leeanne@leeanneweld.com
leeanneweld.com



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.