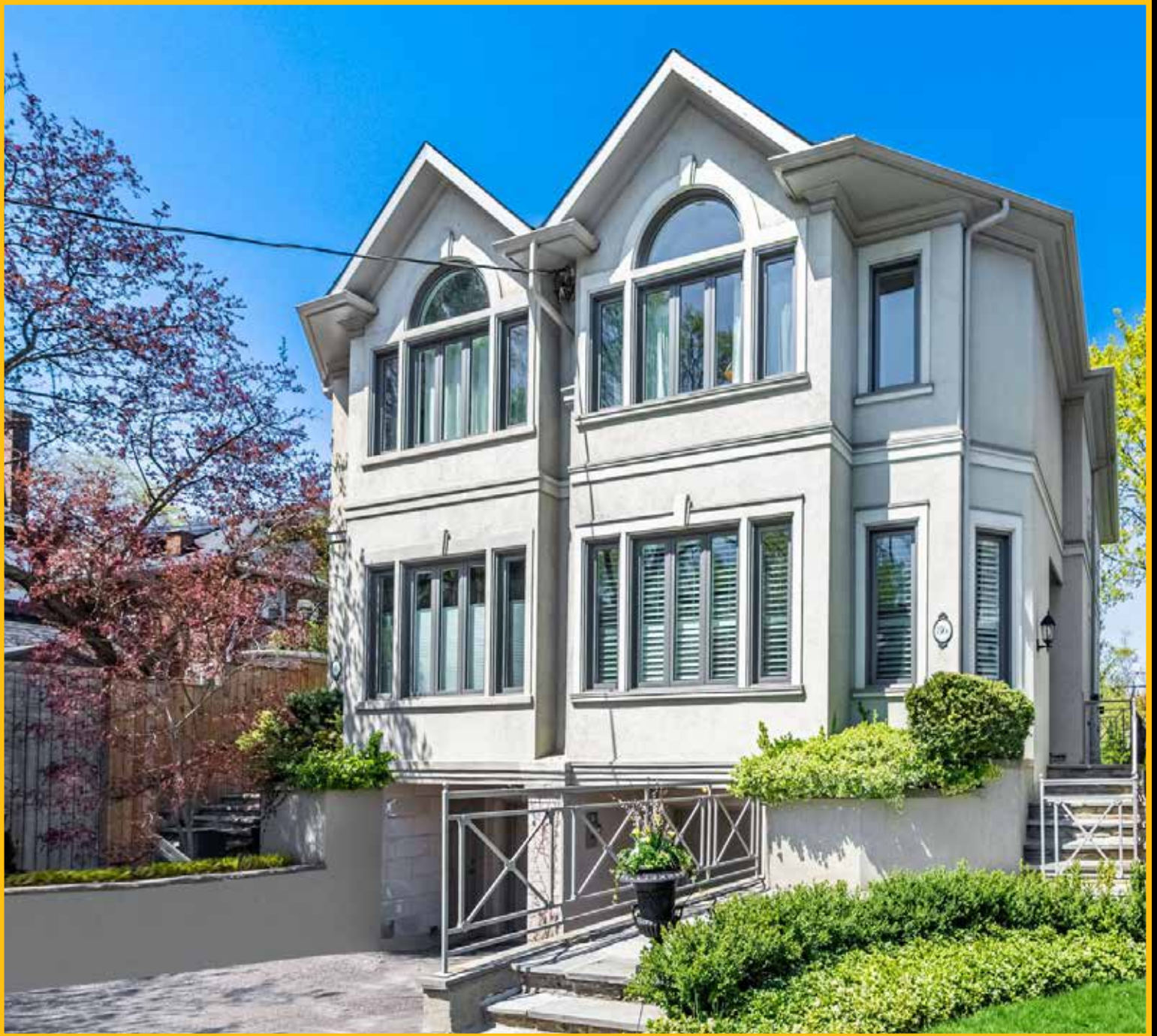


86 Gormley Avenue




CHESTNUT PARK
REAL ESTATE BROKERAGE
—
CHRISTIE'S
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Chestnut Park® Real Estate Limited, Brokerage



WELCOME TO 86 Gormley Avenue

A Splendid Bespoke Jewel

Welcome To This Regency Styled Semi-Detached And Wonderful Home On One Of Deer Park's Most Desirable Streets, Adjacent To Coveted Forest Hill And The Park-Like Campus Of Upper Canada College. Over 3,000 Sq Ft, This Fine Residence Encompasses Three Floors Including The Finished Lower Level And It Has Been Impressively Updated With Contemporary Flair Bringing It Into Sharp Focus With The Most Wanted Modern Lifestyle Living.

The Main Floor Offers A Gourmet Kitchen With Generous Pantry And Storage Walls, A Separate Breakfast Area Adjoining A Lovely Open Family Room, A Spacious Dining Room, Easily Seating 12, And A Magnificent Living Room With A Wall Of Tall Windows And A Walk-Out To The Incredibly Private Deck And Garden. The Scale Of The Main Floor With Its Tall Ceilings, Soaring To 11' In The Living Room, And Grandly Scaled Principal Rooms, Captivates.

The Second Floor With Its 5 Skylights And Vaulted Ceiling, Features An Outstanding Primary Suite With Plenty Of Room For A Sitting Or Desk Area And Marble Ensuite With Double Vanity. Two Other Bedrooms Complete This Floor And The Walk-In Garage Level Leads To A Recreation/Media Room, Fourth Bedroom, Bathroom, Built-In Home Office And Lots Of Storage.

Immediately Adjacent To Forest Hill With It's Tree Lined Streets Of Elegant Estates, This Outstanding Home Is Beautifully Situated On A Verdant Avenue With Mature Trees And Lush Gardens. Indeed This Showpiece Is A Special Offering For Families, Sophisticates And Professionals Alike To Enjoy. The Walkability To Two Subways, Either St. Clair Or Davisville, And The Vibrant Shopping Hubs Of Yonge, Davisville And St Clair Are Fantastic.





Property Features

- Prime Deer Park Location With Easy Walkable Access To Top Private Schools (Upper Canada College, BSS And York Along With Many Others) And Excellent Public Schools

- Impressive Curb Appeal Beautifully Manicured To The South With A Back Garden That Is An Oasis In The City

- Classic Regency Style Three Storey With Elegant Side Entry For Privacy

- Generously Scaled, Light Filled Foyer Entry With Fabulous 10’ And 11’ Ceilings Throughout The Main Floor, Soaring To 12’ In The Primary Bedroom

- Brilliantly Floodlit On Every Floor From Huge Picture Windows, Large Bay Windows, A Wall Of Windows With Walkout Plus Additional Natural Light Cascading From Three Hall Skylights And Two Bathroom Skylights

- The Open Concept Living And Dining Rooms, With Incredible Above Average Proportions Perfect For Large Furnishings, Are A Showpiece With A Focal Point Wood Burning Fireplace

- Beautifully Renovated Kitchen With Top-Of-The-Line Appliances And Pantry Wall, Smart Stone Countertops – Open To The Delightfully Scaled Breakfast Room And Adjoining Family Room

- Wood Floors On Main And In Bedrooms Are A Highlight

- An Extraordinarily Spacious Primary Bedroom Suite, Large Enough For A Sitting Area, With Expansive Palladian And South Facing Windows, Elegant Marble Bath And His And Hers Closets

- Large Second Bedroom, Presently Used As Sitting Room With Double Closet And Pretty Queen Bed Or Twin-Size Third Bedroom With Double Closet

- Walk-In Level Directly Accesses Garage With Very Handy Separate Furnace Room Access

- Cozy Recreation/Media Room With Tall Ceiling And Wood Burning Fireplace Easily Used For Games Or Media

- Fourth Bedroom With Double Closet Ideal For Nanny Or Gym

- Home Office With Generous Built-In Shelves And Desk For Convenience

- Four Piece Hall Bath, Extra Storage Areas And Direct Access To Spacious Indoor Garage

- A Private Drive Leads To The Deep One Car Garage And Two Cars Can Be Parked In The Private Drive And One In The Garage For Great 3 Car Parking

- Walking Distance To Two Subways - Either St Clair Or Davisville

- Direct Transit Is Virtually At Your Doorstep And It Is An Easy Stroll To The Vibrant Hubs Of Yonge, St Clair And Davisville For Trendy Shops, Restaurants And Boutiques And Easy Access To 3 Large Food Stores

- Top Schools – Private and Public Abound – UCC, BSS, York, Mabin And Branksome To Name A Few

- Surrounded By Great Parks And The Kay Gardiner Beltway Accessing Miles Of Hiking And Biking Trails To The Lake Where Country-Like Experiences Are Afforded On Demand

Main Level

Entrance

- Sheltered and recessed porch for weather protection and privacy
- Crown moulding, elegant millwork & halogen lighting throughout

Foyer

- Elegant glass door with decorative iron insert and transom window for lovely interior light
- Pot lights
- Crown moulding
- Coat closet with automatic light sensor
- Built-in display case
- Deep baseboards
- Stone floor

Living Room

- Easily seats 8 – 10
- Open to Dining Room
- Pot lights
- Crown moulding
- Woodburning fireplace with elegant mantle and stone surround
- Floor to ceiling and wall to wall windows and doors overlooking garden
- California shutters
- Walk-out to multi-tier deck
- Expansive walls for art
- Deep baseboards
- Hardwood floor

Dining Room

- Stately columns add architectural interest
- Easily seats 10+
- Overlooks Living Room
- Crown moulding
- Expansive walls for art
- Deep baseboards
- Hardwood floor

Family/Great Room

- French doors from Foyer
- Open to Kitchen / Breakfast Area
- Crown moulding
- Pot lights
- California shutters
- Built-in bookcases
- Hardwood floor

Kitchen

- Open to Breakfast Area and Family/Great Room
- Family size kitchen with ample, built-in cabinetry complete with stone countertops, under cabinet lighting, breakfast bar with generous preparation space and double stainless-steel sink
- Pot lights
- Built-in appliances
- Pantry cupboard with shelves
- Hardwood floor

Powder Room (2 Piece)

- Pedestal sink
- Stone floor

Breakfast Area

- Seats 4 – 6
- Built-in desk
- Crown moulding
- Pot lights
- California shutters
- Deep baseboards
- Hardwood floor

Second Level

Grand, open staircase with wide, deep treads, custom millwork and runner

- Skylights flood staircase and 2nd floor with light
- Pot lights
- Linen closet

Primary Bedroom

- King size and spacious enough for Sitting Area
- Vaulted ceiling
- Pot lighting
- His and Her closets
- Expansive, grandly scaled south facing Paladian window, plus second window allow for plenty of light while providing privacy
- Deep baseboards
- Hardwood floor

Primary Ensuite (5 Piece)

- Skylight
- Pot lights
- His and Her stone topped vanity
- Soaker tub with handheld shower
- Glass framed shower with handheld shower
- Stone floor

2ND BEDROOM (Currently being used as a Den)

- Queen or Twin Size
- Large north facing window for exquisite light with California shutters for privacy
- Closet with built-ins and automatic light sensor
- Hardwood floor

3RD Bedroom

- Queen or Twin Size
- Large north facing window for exquisite light with California shutters for privacy
- Closet with built-ins and automatic light sensor
- Hardwood floor

Bath (4 Piece)

- Skylight
- Stone topped vanity
- Glass framed tub with handheld shower
- Stone floor

Lower Level

- Direct access to Garage and furnace room
- Double closet and additional storage under the stairs
- Pot lights

Media/Recreation Room

- Woodburning fireplace with elegant mantle and stone surround
- Built-in cabinet for entertainment systems, movies and/or books
- Above grade window with deep window well floods the room with light
- Deep baseboards
- Hardwood floor

4TH Bedroom

- Crown moulding
- Above grade window with deep window well floods the room with light
- Double closet
- Deep baseboards
- Broadloom

Office

- Above grade widow with deep window well
- Built-in bookshelves and desk
- Deep baseboards
- Broadloom

Bath (4 Piece)

- Vanity with cupboard below for easy storage
- Large wall to wall mirror
- Bathtub with shower head
- Tile floor

Laundry Room

- Pot lights
- Built-in upper cabinets
- Laundry sink
- Wire shelf for storage and hanging clothes
- Built-in appliances
- Stone floor

Furnace Room

- Access from Garage
- Hot water tank (rental, 2017)
- Furnace (2017)

Garden

- Fabulous Garden with a canopy of mature trees and foliage provides dappled shade and privacy
- Multi-tiered deck so flexible for lounging, dining or barbecuing.
- Garden lighting
- Inground sprinkler system

Garage & Parking

- Private drive for 2 cars in front
- Built-in Garage at front accommodates one full size vehicle plus ample room for storage, bikes and bins

Comfort Systems

- HWG Heating
- Central vacuum system and accessories
- Alarm panel (Monitoring not included)
- Custom built-ins throughout
- Irrigation and lighting systems in Garden

Parking

- Single car garage with Private Drive with space for 2 cars

Taxes

- \$10,300.51 (2022)

Lot Size

- 25’ x 123’

Heating

- Forced Air, Gas

Cooling

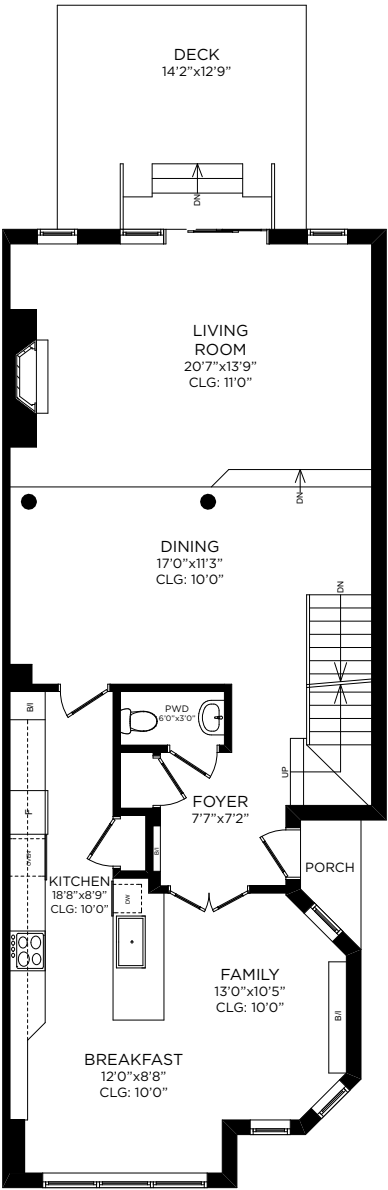
- Central Air

Rentals

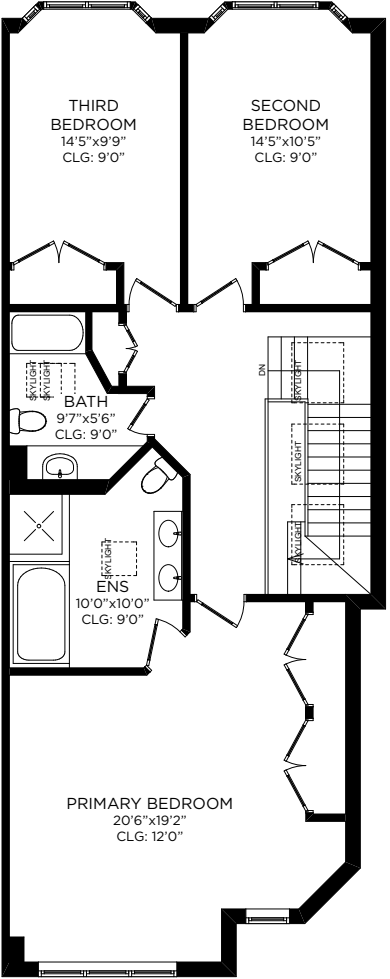
- Hot water tank

Other

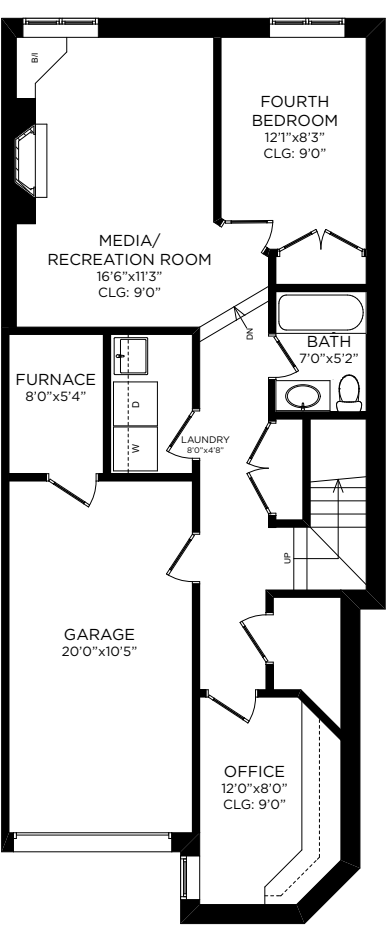
- Other Rentals To be Discharged. See Schedule B.



MAIN LEVEL



SECOND LEVEL



LOWER LEVEL

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JANET LINDSAY
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