

## Proudly Presenting



### 111 Baltray Crescent

Stunning, completely renovated, magazine-worthy raised bungalow with attached garage, located at the quiet end of the street in a family-friendly neighbourhood. Separate entrance to in-law suite, 3+2 bedrooms. New plumbing, electrical + 200 amp breaker panel. New bathrooms, appliances, windows, exterior and interior doors, baseboards and trim, flooring, window coverings, pot lights and more . Upgraded insulation in attic. Extensively landscaped, fenced yard, walk-out to side garden and patio. Safe and sound insulation between floors. TTC almost at your door. Walk to parks, shopping, grocery store, restaurants, arena, library and good schools. Easy access to highways. Short drive to Oriole Go-Train Station. Great opportunity to own + rent the in-law suite to supplement your mortgage. Don't miss this one!

**Offered at \$1,248,800**



Ecko Jay · Broker of Record

416-445-8858 • [eckojay@eckojay.com](mailto:eckojay@eckojay.com) • [www.eckojay.com](http://www.eckojay.com)

Your Neighbourhood Realtor With A Proven Track Record!

# 111 Baltray Crescent

## Main Level

Living Room	15'-10" x 9'-11"	<ul style="list-style-type: none"><li>• Open concept</li><li>• Pot lights</li><li>• Vinyl floor</li><li>• Combined with dining room</li></ul>
Dining Room	15'-10" x 9'-11"	<ul style="list-style-type: none"><li>• Open concept</li><li>• Pot lights</li><li>• Vinyl floor</li><li>• Combined with living room</li></ul>
Kitchen	16'-9" x 14'-4"	<ul style="list-style-type: none"><li>• Custom designed</li><li>• Breakfast Area</li><li>• Open concept</li><li>• Ample cabinet space</li><li>• Quartz counter</li><li>• Quartz backsplash</li><li>• Pot lights</li><li>• New appliances</li><li>• Vinyl floor</li></ul>
Primary Bedroom	12'-2" x 9'-10"	<ul style="list-style-type: none"><li>• Overlooks Garden</li><li>• Large closet</li><li>• Vinyl floor</li></ul>
Bedroom	12'-1" x 8'-8"	<ul style="list-style-type: none"><li>• Large window</li><li>• Closet</li><li>• Vinyl floor</li></ul>
Bedroom	12'-3" x 10'-1"	<ul style="list-style-type: none"><li>• Overlooks garden</li><li>• Large window</li><li>• Closet</li><li>• Vinyl floor</li></ul>
Washroom	1 x 4 piece	<ul style="list-style-type: none"><li>• Rain shower</li><li>• Pot lights</li></ul>

# 111 Baltray Crescent

## Lower Level

Living Room	10'-11" x 9'-6"	<ul style="list-style-type: none"><li>• Open concept</li><li>• Pot lights</li><li>• Vinyl floor</li></ul>
Dining Room	10'-11" x 9'-6"	<ul style="list-style-type: none"><li>• Open concept</li><li>• Pot lights</li><li>• Vinyl floor</li></ul>
Kitchen	12'-3" x 9'-2"	<ul style="list-style-type: none"><li>• Open concept</li><li>• Quartz counter</li><li>• Quartz backsplash</li><li>• Ample counter space</li><li>• Deep and large stainless steel sink</li><li>• Pot lights</li><li>• Vinyl floor</li></ul>
Walk-in Pantry	4'-11" x 4'-8"	<ul style="list-style-type: none"><li>• Large</li></ul>
Bedroom	13'-2" x 7'-11"	<ul style="list-style-type: none"><li>• Above ground window</li><li>• Closet</li><li>• Pot lights</li><li>• Vinyl floor</li></ul>
Bedroom	10'-0" x 8'-3"	<ul style="list-style-type: none"><li>• Above ground window</li><li>• Closet</li><li>• Pot lights</li><li>• Vinyl floor</li></ul>
Utility Room		<ul style="list-style-type: none"><li>• Storage area</li></ul>
Washroom	1 x 4 piece	<ul style="list-style-type: none"><li>• Pot lights</li></ul>

See Virtual Tour: [www.111baltray.com](http://www.111baltray.com)

# 111 Baltray Crescent

## ~ Inclusions ~

(Upper Level)

LG stainless steel double-door fridge

LG stainless steel glass top stove

Built-in stainless steel microwave  
+ exhaust hood

LG stainless steel built-in dishwasher

Window Coverings

Pot lights

Electric light fixtures

100 Amp circuit breakers

Hot water tank (rental)  
(\$27.25 + H.S.T / month)

Garage door opener + 1 remote

## ~ Inclusions ~

(Lower Level)

Frigidaire stainless steel fridge

LG stainless steel stove

Built-in stainless steel microwave  
+ exhaust hood

Built-in stainless steel dishwasher

LG front load ThinQ washer

LG front load Direct Drive dryer

Window coverings

Forced air gas furnace

Central air conditioner

60-G hot water tank (rental)

## ~ Amenities ~

Walk to parks, shopping, grocery store,  
restaurants, arena, library and good schools.

Easy access to highways. Short drive to  
Oriole Go-train Station.

**Taxes:** \$4,417.39 / 2023

**Heating:** Forced Air Gas / Central Air

**Lot Size:** 27.56' x 110.11 '  
Rear 41.74'

**Possession:** Immediate /To be arranged

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# **111 Baltray Crescent**

## **~ List of Improvements ~**

Late 2022 to Present 2023

(As Per Sellers)

### **Exterior**

#### **New:**

Eaves troughs & down spouts  
Garage roof  
Garage door  
Garage door opener  
New windows throughout  
New exterior doors, handles and locks  
Exterior lighting  
Stair rails  
Fencing  
Sod  
Interlock  
Driveway freshly sealed  
Garage interior freshly painted

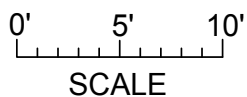
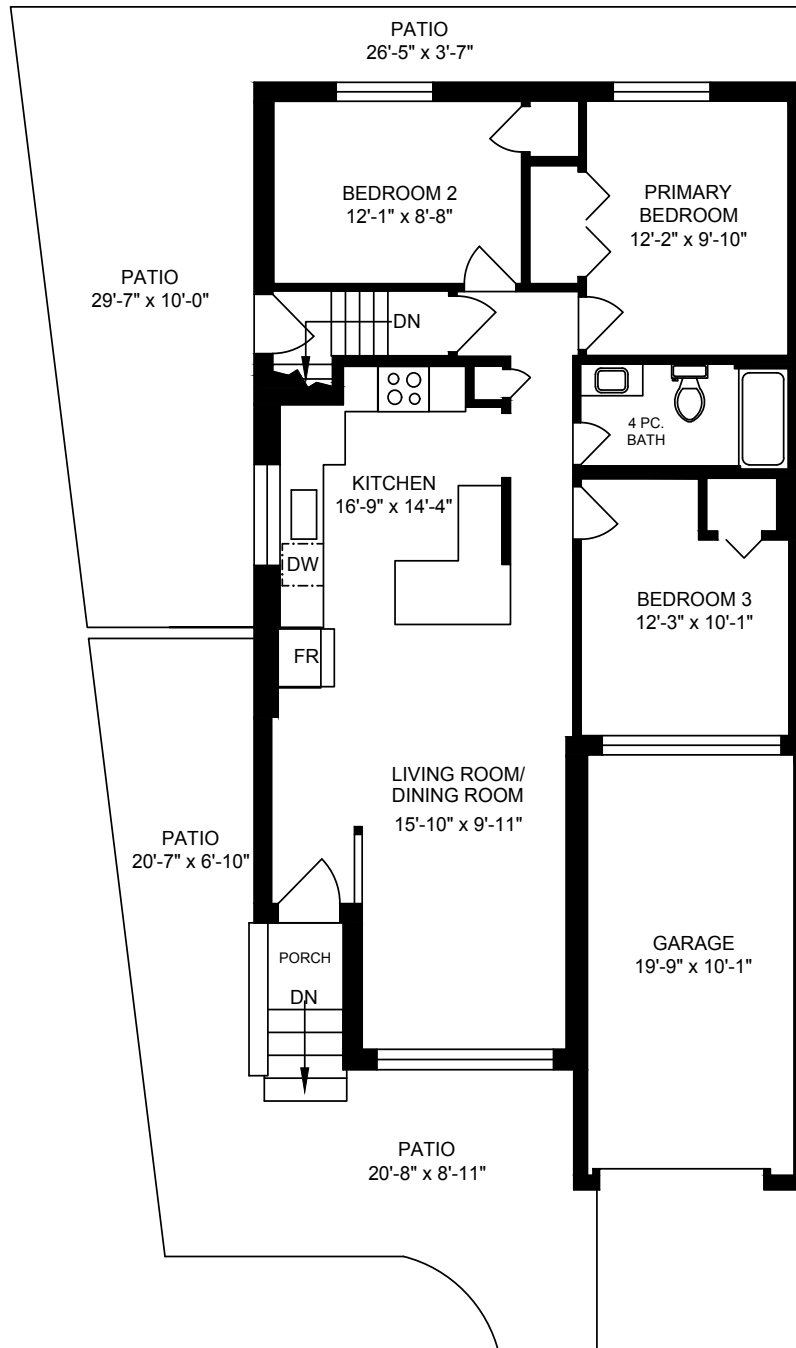
### **Interior**

#### **New:**

Complete rewiring of electrical (ESA approved)  
200 Amp service  
Complete plumbing upgrade throughout  
(pex piping with back flow valve installed)  
R60 attic insulation  
Lighting throughout  
CO2/smoke detectors throughout  
Flooring  
Main floor kitchen  
Basement kitchen  
Main floor bathroom  
Basement bathroom  
Interior doors, handles and hinges  
Basement fully insulated  
Appliances throughout  
Freshly painted  
Sound deadening insulation between floors

# 111 Baltray Crescent

MAIN FLOOR  
1075 SQ. FT.



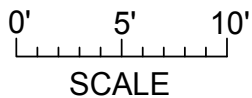
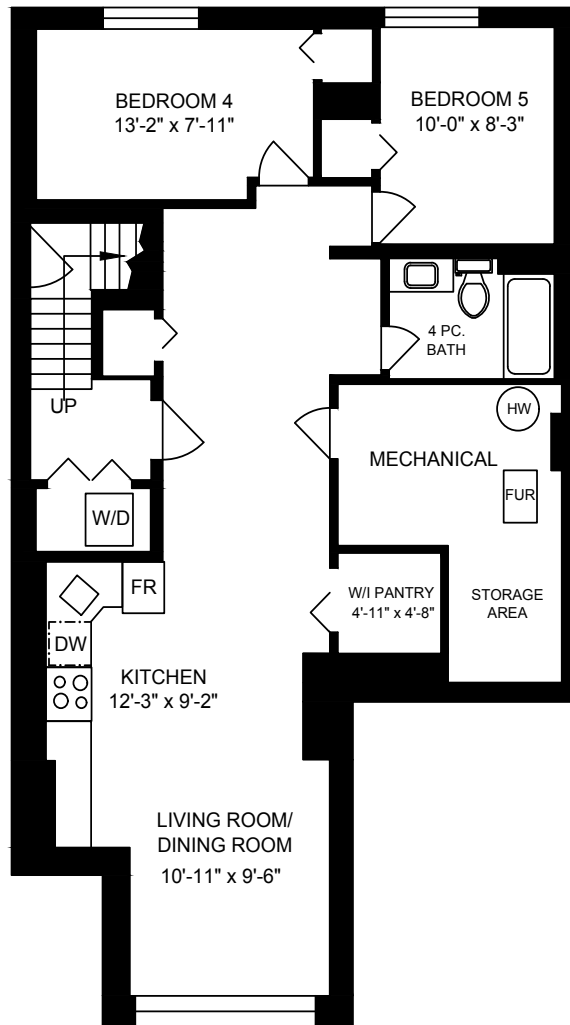
111 BALTRAY CRES OCT 24, 2023			
PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1075	225	740
LOWER	1075	-	-
TOTAL	2150	225	740

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# 111 Baltray Crescent

## LOWER FLOOR

1075 SQ. FT.



111 BALTRAY CRES			
OCT 24, 2023			
PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY			
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1075	225	740
LOWER	1075	-	-
TOTAL	2150	225	740

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# THANK YOU

... for taking the time to consider this property.  
I will be more than happy to answer any questions you might  
have regarding this property or any other properties  
in this neighbourhood.

## What is your house worth?

Call us for a free market evaluation at no obligation to you.



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## HAVE A NICE DAY!

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