

Proudly Presenting

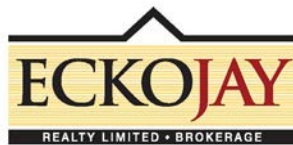


6 Thorn Lane

Like Being in the Country!

Charming, ranch style, well-maintained raised bungalow with finished lower level and cozy, relaxing front patio on a gorgeous, large park-like lot almost at the end of an exclusive, much sought-after cul-de-sac. Serene setting. 2 houses from the ravine, in a family-friendly neighbourhood. Walk to Shops at Don Mills and fine restaurants. Steps to Norman Ingram Public School, Don Mills Collegiate Institute, The Giles school and Brighton school. Near shops, LA Fitness, library, parks, nature trails and TTC. Easy access to all highways. Minutes to downtown. Near public and private schools. Located in the heart of Don Mills!

Offered at \$1,418,800



Ecko Jay · Broker of Record

416-445-8858 • eckojay@eckojay.com • www.eckojay.com

Your Neighbourhood Realtor With A Proven Track Record!

6 Thorn Lane

Main Level

| | | |
|-----------------|----------------|---|
| Living Room | 19'4" x 10' 7" | <ul style="list-style-type: none">• Overlooks garden• Picture window• Open concept• Floor-to-ceiling brick fireplace (has not been used for 30 years)• Hardwood floor• Combined with dining room |
| Dining Room | 19'4" x 10' 7" | <ul style="list-style-type: none">• Overlooks garden• Picture window• Open concept• Combined with living room |
| Kitchen | 13'1" x 12'5" | <ul style="list-style-type: none">• Eat-in kitchen• Family size• Walk-out to side yard• Custom built-in cabinets |
| Primary Bedroom | 12'3" x 9'10" | <ul style="list-style-type: none">• Hardwood floor• Double closet |
| Bedroom | 13'2" x 8'5" | <ul style="list-style-type: none">• Overlooks garden• Hardwood floor• Double closet |
| Bedroom | 9'9" x 8'3" | <ul style="list-style-type: none">• Overlooks garden• Hardwood floor• Double closet |
| Washroom | 1 x 4 piece | |

6 Thorn Lane

Lower Level

| | | |
|---------------------------------------|----------------|---|
| Recreation Room | 18'10" x 11'2" | <ul style="list-style-type: none">• Panelled• Built-ins• Carpet |
| Bedroom/ Office | 17'8" x 11'2" | <ul style="list-style-type: none">• Panelled• Above-ground window• Carpet |
| Walk-in Closet/ Storage | 11'4" x 5'11" | <ul style="list-style-type: none">• Built-ins |
| Washroom | 1 x 3 piece | <ul style="list-style-type: none">• Renovated• Tiled shower• Pot lights |
| Laundry Room | 11'5" x 5'4" | <ul style="list-style-type: none">• Above-ground window |
| Utility Room/ Workshop/ Storage | 14'4" x 11'3" | <ul style="list-style-type: none">• Built-in work-bench and shelves• Above-ground window |

6 Thorn Lane

~ List of Improvements ~

(As Per Seller)

2016

Living room window
New downstairs' shower

2014

Sewage / Drainage

2013

Roof re-shingled
Rental water heater

2012

New kitchen floor
New upstairs' washroom floor

2006

Furnace

2001

New downstairs' windows
Air conditioner

2000

New upstairs' windows
2 New doors

~ Attractive Features~

Large, private, park-like lot

Cozy front patio

Sought-after quiet, exclusive
cul-de-sac

New park steps away

Many mature trees

Family friendly neighbourhood

2nd house from ravine

6 Thorn Lane

~ Inclusions ~

Fridge

Stove

Built-in dishwasher

Freezer in basement

LG Washer

LG Dryer

Window coverings

All built-ins

Electric light fixtures

Gas Furnace & Equipment

Central air conditioner

~ Amenities ~

Great neighbourhood!

Walk to Shops at Don Mills

and fine restaurants. Steps to

Norman Ingram Public School, Don Mills Collegiate Institute, The Giles school

and Brighton school. Nearby shops, LA

Fitness, library, parks, nature trails and

TTC. Easy access to all highways.

Minutes to downtown. Near public

and private schools.

Located in the heart

of Don Mills!

Taxes: \$6,542.81/ 2023

Lot Size: 71.98 x 118.29

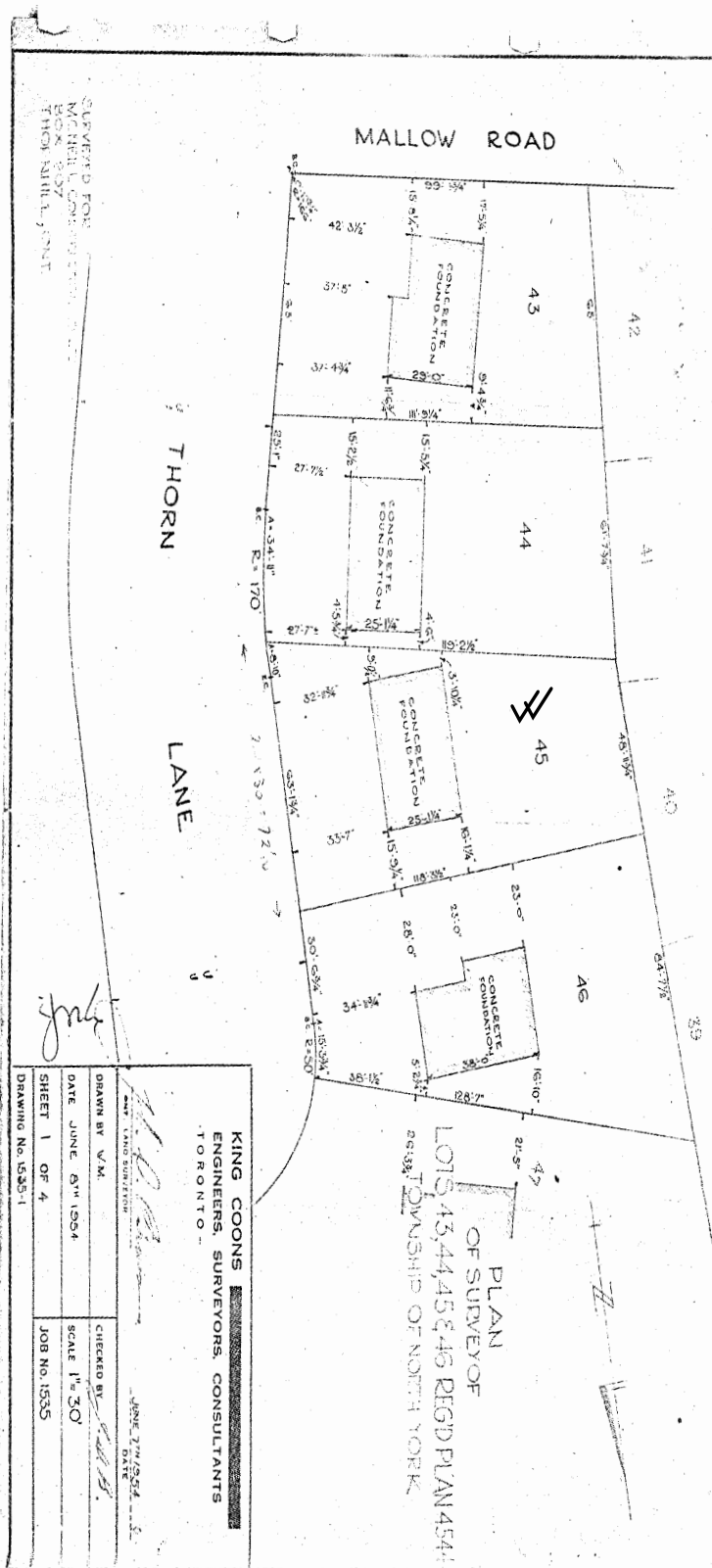
See Survey Attached

Heating: Forced Air Gas / Central Air

Possession: 30 Days/To be arranged

See Virtual Tour: www.6thornlane.com

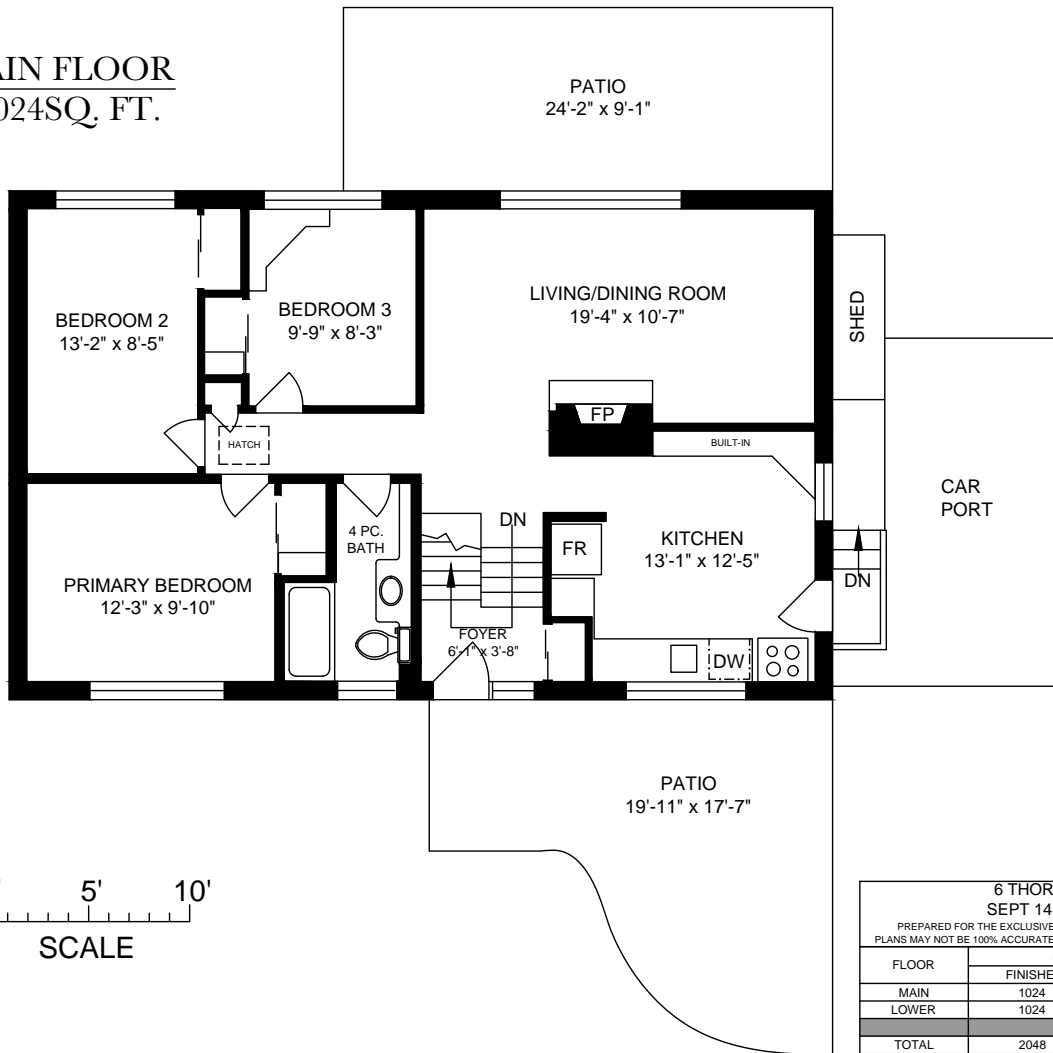
6 Thorn Lane



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6 Thorn Lane

MAIN FLOOR
1024SQ. FT.

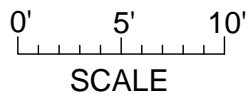
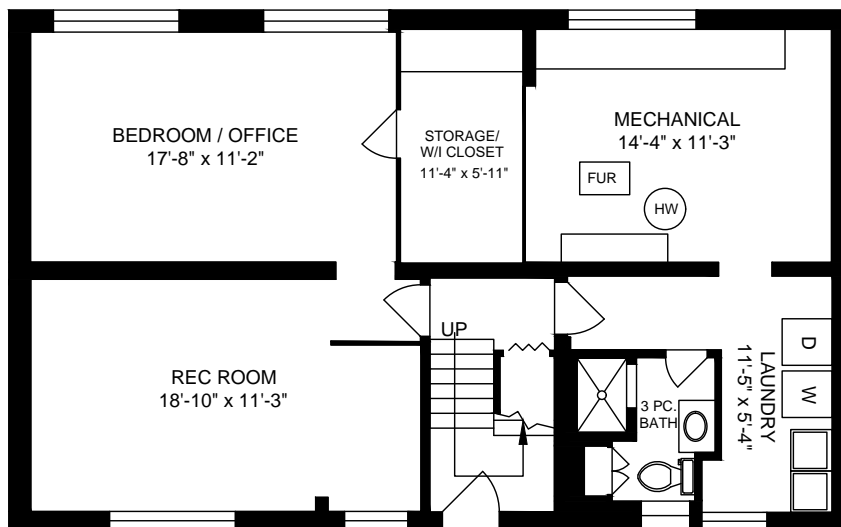


| | | |
|--|----------------|--------------|
| 6 THORN LN SEPT 14, 2023 PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY. | | |
| FLOOR | AREA (SQ. FT.) | |
| | FINISHED | DECK / PATIO |
| MAIN | 1024 | 466 |
| LOWER | 1024 | - |
| TOTAL | 2048 | 466 |

See Virtual Tour: www.6thornlane.com

6 Thorn Lane

LOWER FLOOR 1024 SQ. FT.



| 6 THORN LN SEPT 14, 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 | DECK / PATIO |
| MAIN | 1024 | 466 |
| LOWER | 1024 | - |
| TOTAL | 2048 | 466 |

See Virtual Tour: www.6thornlane.com

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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