

## Proudly Presenting



### 32 Addison Crescent

**Like Being In The Country! Backs on to the Don Mills walking trail.**

Serene, calming setting. Enjoy the beautiful 4-season view from this charming 3+2-bedroom, open concept, sun-filled home with a stunning family room addition with cathedral ceilings, walk-out to a very large, new and private, relaxing deck, home-office potential, large finished basement and more, on a huge, park-like, pie-shaped lot situated on a quiet, much sought-after crescent in the heart of Don Mills. 2 Additions. 3,182 square feet of total living space. Cottage living in the city. Bright & cheerful home. Ideal for family and entertaining. Enjoy as is, renovate or build your dream home here.

Close to good private schools, Norman Ingram School and Don Mills Collegiate. Walking distance to all amenities - Shops at Don Mills, library and TTC. Direct bus to subway. Minutes to DVP and 401. Property line goes up to the red markers at the back.

**Offered at \$2,188,800**



Ecko Jay • Broker of Record

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# 32 Addison Crescent

## Main Level

Foyer	8'-6" x 4'-4"	<ul style="list-style-type: none"><li>• Large mirrored closet</li><li>• Ceramic floor</li><li>• Pot lights</li></ul>
Living Room/ Dining Room	13'-0" x 12'-4"	<ul style="list-style-type: none"><li>• Open concept</li><li>• Hardwood floor</li><li>• Crown moulding</li></ul>
Dining Room/ Breakfast Room	9'-4" x 7'-7"	<ul style="list-style-type: none"><li>• Picture window</li><li>• Hardwood floor</li><li>• Open concept</li></ul>
Kitchen	17'-5" x 16'-7"	<ul style="list-style-type: none"><li>• Renovated</li><li>• Family size</li><li>• Walk-out to deck and garden</li><li>• Open concept</li><li>• Hardwood floor</li><li>• Ample cabinet and counter space</li><li>• Pot lights</li></ul>
Family Room/ Living Room	17'-0" x 15'-5"	<ul style="list-style-type: none"><li>• Cathedral ceiling</li><li>• Woodburning fireplace</li><li>• Overlooking garden</li><li>• Hardwood floor</li><li>• Recessed lighting</li></ul>
Powder Room	1 x 2 piece	<ul style="list-style-type: none"><li>• Updated</li><li>• Combined with laundry room</li><li>• Crown moulding</li></ul>

See Virtual Tour: [32addison.com](http://32addison.com)

# 32 Addison Crescent

## Upper Level

Primary Bedroom	14'-0" x 10'-0"	<ul style="list-style-type: none"><li>• Mirrored closet</li><li>• Hardwood floor</li><li>• Linen closet</li></ul>
2nd Bedroom	12'-9" x 10'-4"	<ul style="list-style-type: none"><li>• Skylight</li><li>• Walk-in closet</li><li>• Hardwood Floor</li></ul>
3rd Bedroom/ Office	12'-11" x 9'-11"	<ul style="list-style-type: none"><li>• Skylight</li><li>• Hardwood floor</li><li>• Double closet</li></ul>
Washroom	1 x 4 piece	<ul style="list-style-type: none"><li>• Updated</li></ul>

## Lower Level

Bedroom	16'-6" x 14'-11"	<ul style="list-style-type: none"><li>• Sitting area</li><li>• Shared 3-way stone gas fireplace</li><li>• Pot lights</li><li>• Broadloom</li></ul>
Office/Rec Room	17'-7" x 16'-6"	<ul style="list-style-type: none"><li>• Shared 3-way stone gas fireplace</li><li>• Open concept</li><li>• Custom built-ins</li><li>• Above ground window</li><li>• Pot lights</li><li>• Broadloom</li></ul>
Bedroom / Office	11'-8" x 11'-10"	<ul style="list-style-type: none"><li>• French door</li><li>• Custom built-ins</li><li>• Desk</li><li>• Ample drawers</li><li>• Pot lights</li></ul>

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## 32 Addison Crescent

### Lower Level

(cont'd)

Utility Room/ Workshop/Storage/ Possible Laundry Room	16'-4" x 6'-11"	<ul style="list-style-type: none"><li>• Double closet</li><li>• French door</li><li>• Pot lights</li><li>• Ceramic floor</li></ul>
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Washroom	1 x 3 piece	<ul style="list-style-type: none"><li>• Updated</li></ul>
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Note: Storage space under stairs

### ~ Attractive Features ~

Serene, calming setting  
Backs on to the Don Mills walking trail  
Huge, private backyard (no neighbours at the back)  
Great, functional layout  
Huge, new and relaxing, private deck (21'11" x 17'9")  
Cozy front deck (29'-3" x 8'-6")  
Lots of storage space  
Washroom on every floor  
Quiet street with very little traffic  
Beautiful 4-season view from back windows  
Bright and cheerful home  
Ideal for family and entertainment  
Additions on 2 floors (main and basement)  
Large, finished basement  
One of the best lots on Addison  
Truly like living in a cottage in the city!

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## 32 Addison Crescent

### ~ Inclusions\*~

Stainless Steel:  
LG Double door fridge,  
LG 5-range gas stove,  
Bosch dishwasher.

Washer

Dryer

All shutters

Built-ins

All electric light fixtures

200 Amp service

Hi-efficiency furnace (owned)

Central air conditioner (owned)

Humidifier (owned)

Hi efficiency hot water tank (owned)

### \*Please Exclude:

BBQ

Piano

All artwork

### ~ Improvements ~

(As Per Seller)

**2023**

Brand new rear deck

**2020**

Furnace replaced

**2018**

Air conditioner replaced

**2017**

New air conditioner added - 2nd floor

**2016**

Dishwasher (\$1,900)

**2013**

Front roof re-shingled

Water tank replaced (owned)

**2012**

2nd Floor washroom renovated

## 32 Addison Crescent

### ~ In Your Neighbourhood ~

Bond Park  
Duncairn Park  
Don Mills Tennis Club  
Shoppers Drug Mart  
The Shops at Don Mills  
VIP Cineplex movie theatre  
Metro Grocery Store  
LCBO  
Don Mills Public Library  
Edwards Gardens  
Steps to Don Mills walking trail

### ~ Amenities ~

Located in the heart of Don Mills. Close to good private schools, Norman Ingram School, and Don Mills Collegiate. Walking distance to all amenities - Shops at Don Mills, library and TTC. Direct bus to subway. Minutes to DVP and 401.

**Taxes:** \$7,748.77 / 2023

**Heating:** Forced air gas / Central air

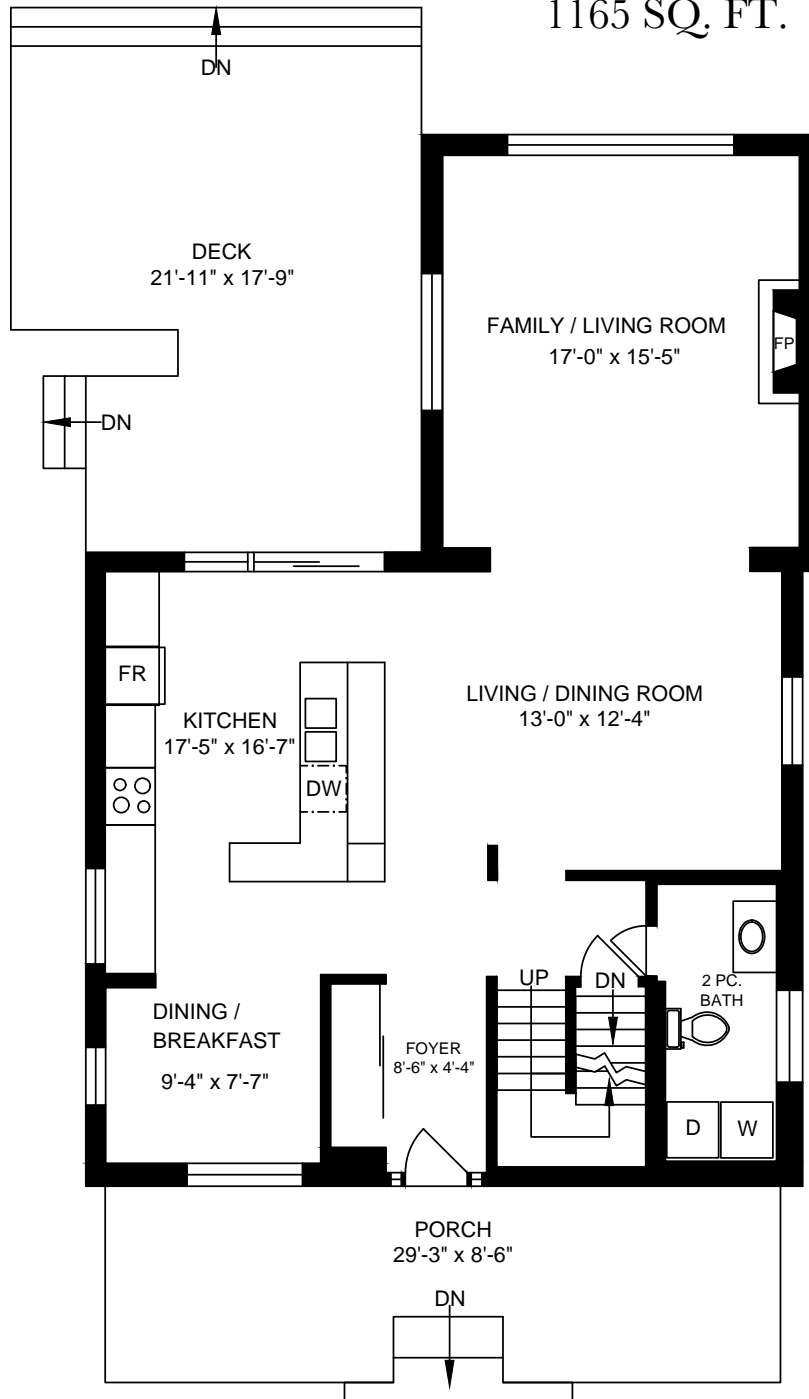
**Lot Size:** 45.62' x 151' (Rear: 77')  
Approx. 9,000 Sq Ft Lot

**Possession:** 60 Days / To Be Arranged

See Virtual Tour: [32addison.com](http://32addison.com)

# 32 Addison Crescent

MAIN FLOOR  
1165 SQ. FT.

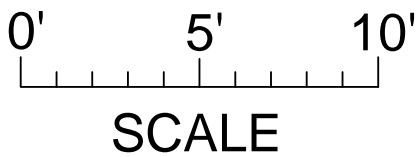
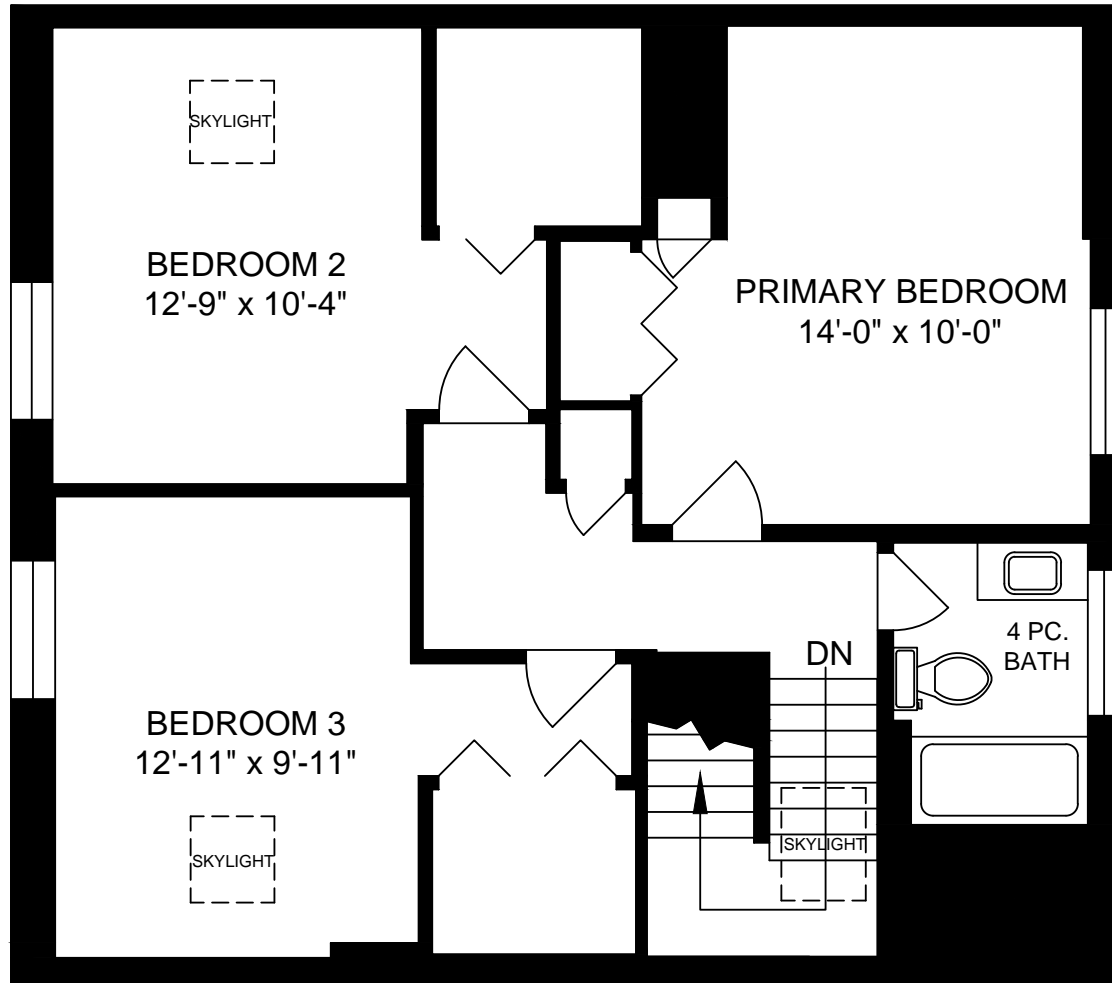


0' 5' 10'  
SCALE

32 ADDISON CRES JUNE 2, 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	1165	598
UPPER	852	-
LOWER	1165	-
TOTAL	3182	598

# 32 Addison Crescent

UPPER FLOOR  
852 SQ. FT.

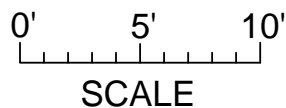


32 ADDISON CRES		
JUNE 2, 2023		
PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
MAIN	1165	598
UPPER	852	-
LOWER	1165	-
TOTAL	3182	598

See Virtual Tour: [32addison.com](http://32addison.com)

# 32 Addison Crescent

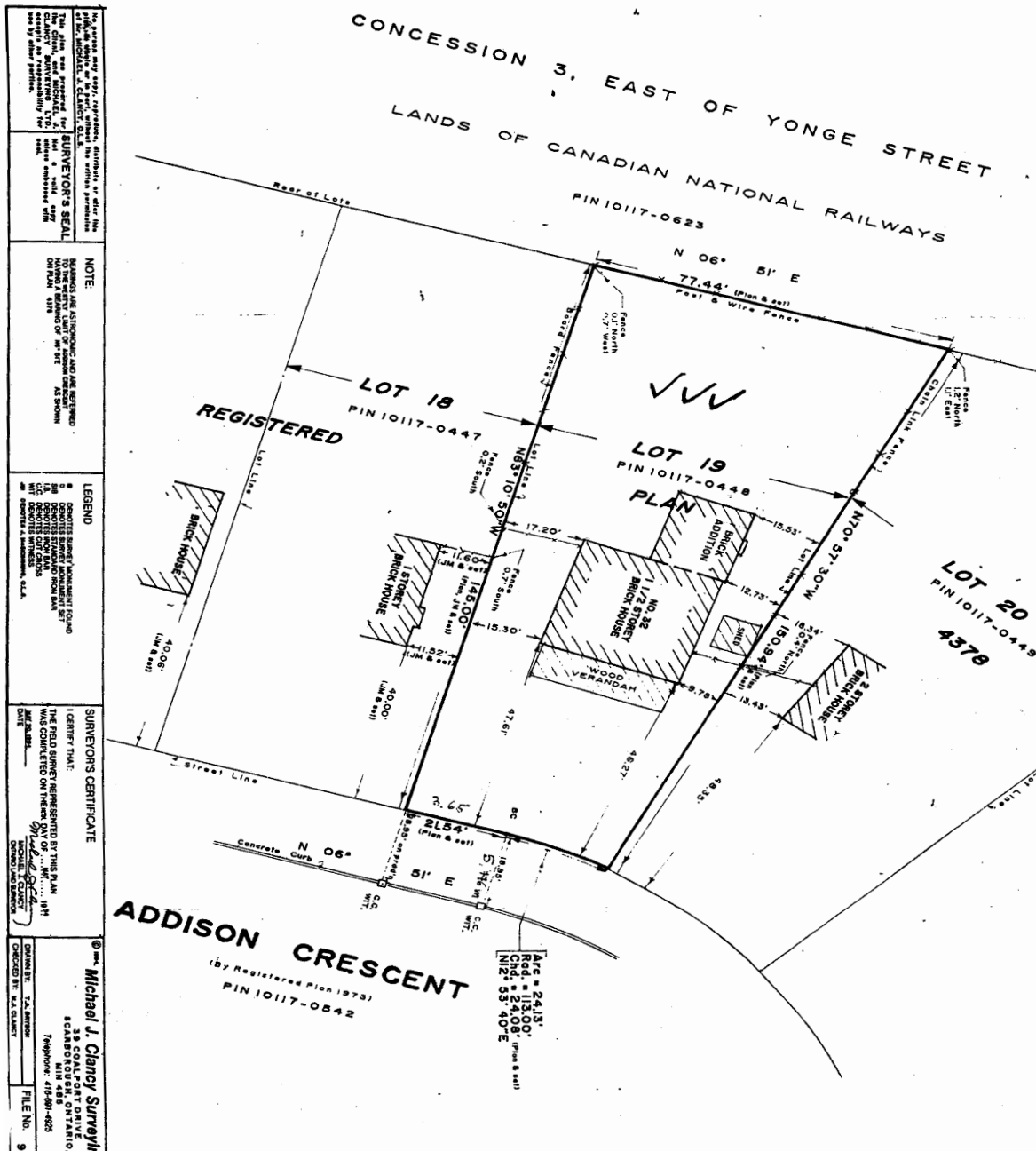
## LOWER FLOOR 1165 SQ. FT.



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FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
MAIN	1165	598
UPPER	852	-
LOWER	1165	-
	3182	598

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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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