

Proudly Presenting



24 Avonwick Gate

Prestige Pool Privacy

Stone-and-brick, spacious (3,168 sq ft total living space), well-loved and maintained family home with resort-like, private yard (inviting pool, patio, large deck and professional landscaping), main floor family room, custom kitchen and more, on a much sought-after street. Ideal for entertaining. Near public, Catholic, French Immersion and private schools, lower, middle and high schools. Walk to community centre. Steps to ravines, parks, nature trails, grocery stores and TTC. Minutes to Shops at Don Mills and other malls and plazas. Easy access to DVP/404 and 401.

Offered at \$1,388,800



Ecko Jay · Broker of Record

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

Your Neighbourhood Realtor With A Proven Track Record!

24 Avonwick Gate

Main Level

Foyer	5'10" X 4'1"	<ul style="list-style-type: none">• Double closet• Ceramic tile floor• Pot lights
Living Room	16'8" x 13'1"	<ul style="list-style-type: none">• Formal• Hardwood floor• California shutters
Dining Room	16'2" x 7'6"	<ul style="list-style-type: none">• Walk-out to patio• Overlooks pool and garden• Bay window• Ceramic tile floor• Pot lights• Combined with kitchen
Kitchen	13'5" x 13'1"	<ul style="list-style-type: none">• Breakfast bar• Walk-out to pool & patio through sliding glass door• 6 ft. electric awning across back of kitchen over patio• Granite countertops• Stainless steel backsplash• Large, deep stainless steel sink• Pot lights• Quality oak cabinetry with leaded glass• Pantry cupboards• Combined with dining room
Family Room	16'2" x 12'2"	<ul style="list-style-type: none">• Fieldstone wood burning fireplace with cast iron insert• 2 sets of sliding glass doors walkout to patio• Walk-out to deck, pool and garden• Hardwood floor• Oak baseboards• Crown moulding
Powder Room	1 x 2 piece	<ul style="list-style-type: none">• Updated

See Virtual Tour: 24avonwick.com

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Upper Level

Primary Bedroom	14'1" x 11'0"	<ul style="list-style-type: none">• Luxury vinyl tile floor• Overlooks backyard and pool• Wall-to-wall mirrored closet• Entry to 6-piece main shared bath• California wood shutters
Shared Washroom	1 x 6 piece	<ul style="list-style-type: none">• Deep corner 'Ultra' tub with air whirlpool• Hand-held shower spray• Separate shower stall with tempered glass door & interior light• Ceramic floor tiles and shower enclosure• 2 sinks• Built-in towel closet and laundry hamper• Large double built-in linen closet• Pot lights
2nd Bedroom	11'0" x 10'7"	<ul style="list-style-type: none">• Luxury vinyl tile floor• New baseboard• Closet
3rd Bedroom	13'2" x 10'7"	<ul style="list-style-type: none">• Luxury vinyl tile floor• Double closet• California shutters
4th Bedroom	11'2" x 9'9"	<ul style="list-style-type: none">• Luxury vinyl tile floor• Built-in shelves• California shutters

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Lower Level

Rec Room	28'7" x 20'8"	<ul style="list-style-type: none">• Luxury vinyl tile floor• New baseboard• Freshly painted
Bedroom / Den	12'9" x 8'8"	<ul style="list-style-type: none">• Ceramic tiles
Laundry / Mechanical Workshop	19'2" x 11'3"	<ul style="list-style-type: none">• Dug out from the original floor plan• Closet• Freshly painted• 150 Amp panel
Roughed-in for 4-piece washroom		

~ Special Features & Improvements ~

Updated roof
Updated furnace
Updated pool liner
Updated windows
Designer gourmet kitchen
Main floor family room
3 walk-outs to pool, patio and garden
Finished lower level
Luxury vinyl tile floors
Professionally landscaped
Gas stove
Gas dryer
Fireplace cast iron insert
Gutter guards
Dugout storage/furnace room
Electric awning
West-facing yard
Gas connection for outdoor BBQ

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~ Inclusions ~

Stainless Steel:
LG French door fridge,
GE Profile oven,
Bosch cooktop,
Panasonic microwave,
Exhaust hood,
Maytag dishwasher.
Samsung washer
GE dryer
Window coverings
Electric light fixtures
150 Amp service
Hi-efficiency gas furnace
Central air conditioner
Humidifier
Hot water tank (rental)
Hot tub (not funtional)
Automatic garage door
opener + remote
Pool vacuum

~ Amenities ~

Near Public, Catholic, French Immersion
and private schools, lower, middle and
high schools. Walk to community centre. Steps to
ravines, parks, nature trails, grocery stores and
TTC. Minutes to Shops at Don Mills and other
malls and plazas. Easy access
to DVP/404 and 401.

Taxes: \$ 5,864.34/2022

Heating: Forced air gas/Central air

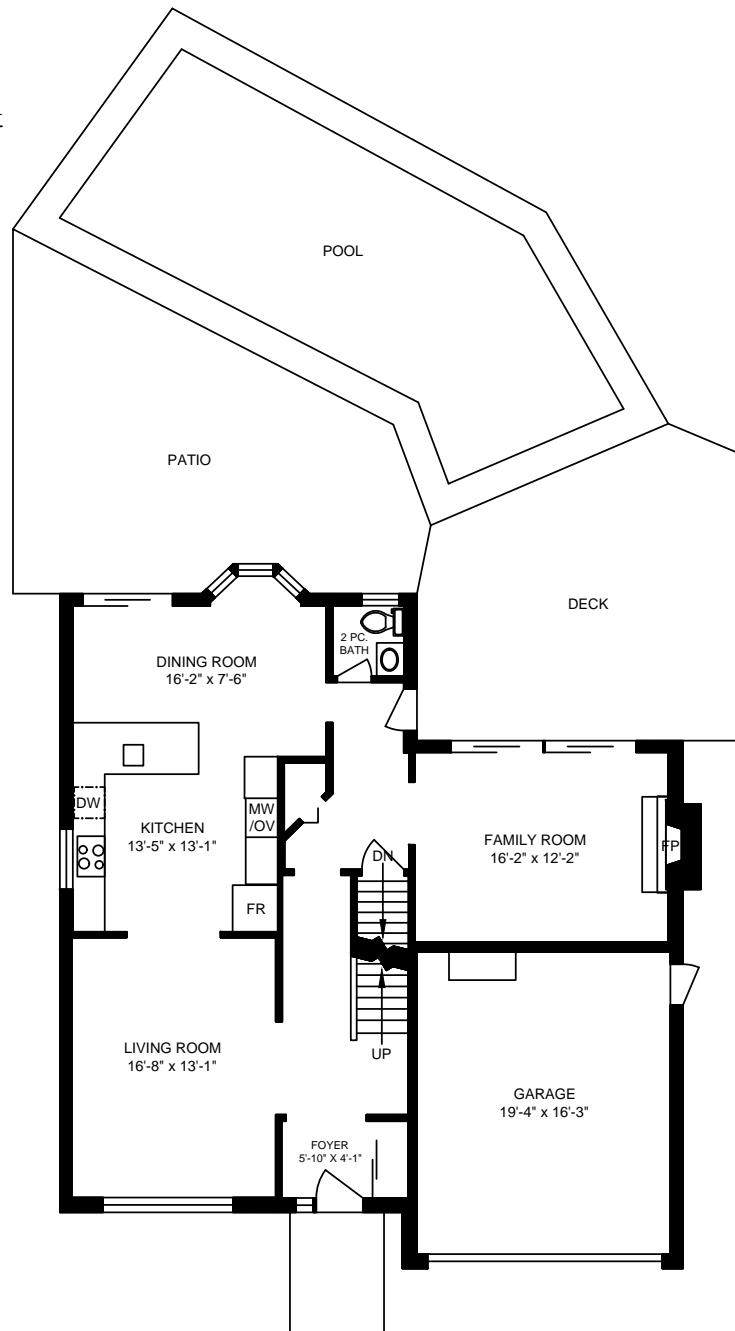
Lot Size: 50' x 120'

Possession: 90 Days/to be arranged

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24 Avonwick Gate

MAIN FLOOR
1130 SQ. FT.



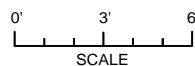
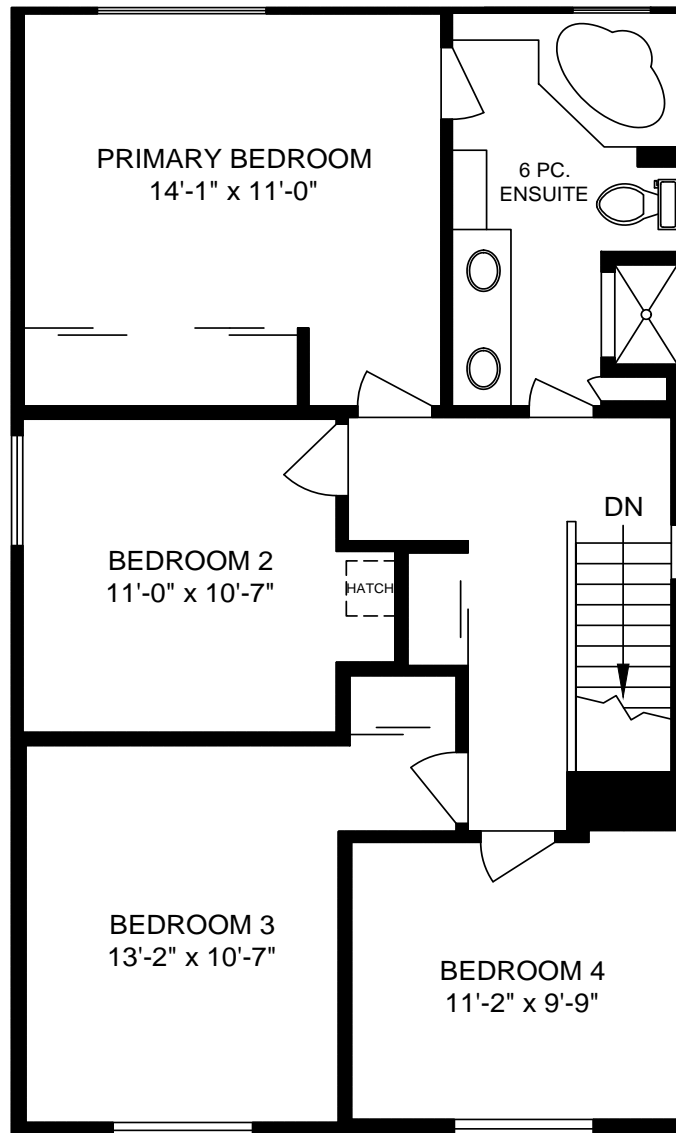
0' 5' 10'
SCALE

24 AVONWICK GATE			
APRIL 27, 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	1130	366	783
UPPER	904		
LOWER	1134		
TOTAL	3168	366	783

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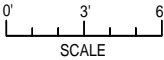
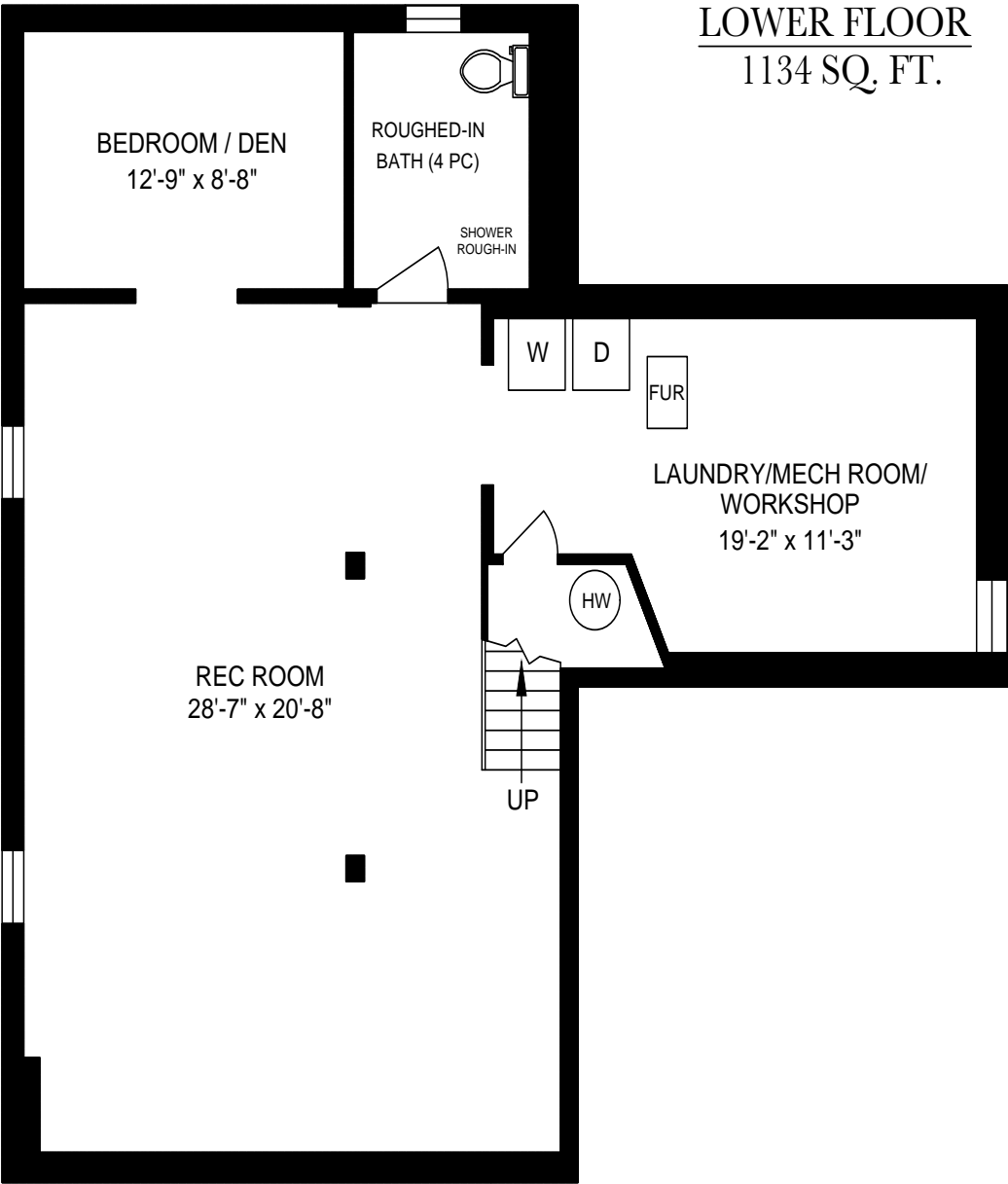
UPPER FLOOR 904 SQ. FT.



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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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