

Proudly Presenting



2 Camwood Crescent

Steps to the Prestigious Donalda Golf and Country Club.

3+1- bedroom solid brick raised bungalow on a good size lot and much sought-after quiet crescent. Unlimited potential. Renovate, add on or build your dream home here. Many new homes in the area. Convenient neighbourhood with community feel. Close to schools including Bayview Glen Independent School. Near tennis court, park, nature trails, ravine, playground, splash pool, TTC, shopping and fine restaurants. Easy access to highways 401, 404 and DVP. Minutes to downtown.

Offered at \$1,268,800



Ecko Jay • Broker of Record

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

Your Neighbourhood Realtor With A Proven Track Record!

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Main Level

Living Room	16' x 11'	<ul style="list-style-type: none">• Bow window• Hardwood floor• Crown moulding
Dining Room	10' x 10'	<ul style="list-style-type: none">• Overlooks garden• Hardwood floor• Crown moulding
Kitchen	14' x 9'	<ul style="list-style-type: none">• Updated• Walk-out to yard and patio• French door
Primary Bedroom	13' x 10'	<ul style="list-style-type: none">• Bow window• Hardwood floor• Closet with built-ins
Bedroom	10' x 10'	<ul style="list-style-type: none">• Hardwood floor• Closet
Bedroom	10' x 9'	<ul style="list-style-type: none">• Overlooks yard• Hardwood floor• Closet
Washroom	1 x 4 piece	

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Lower Level

Recreation Room	19' x 11'	<ul style="list-style-type: none">• Floor to ceiling stone fireplace• Panelled• Above-ground window
Bedroom	12' x 9'	<ul style="list-style-type: none">• Panelled• Large above-ground window• Double closet
Laundry Room	14' x 9'	<ul style="list-style-type: none">• Possible 2nd kitchen
Storage Room	10' x 10'	<ul style="list-style-type: none">• Built-ins• Panelled• Above-ground window
Utility Room	11' x 5'	
Washroom	1 x 4 piece	<ul style="list-style-type: none">• Renovated• Air-jet tub

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~ Inclusions ~ **(All in 'as is' condition)**

2 Built-in ovens
Dishwasher
Window coverings
Built-ins
Electric light fixtures
Furnace (owned)
Central air conditioner (owned)
Hot water tank - 2009 (owned)
Garage door opener

~ Amenities ~

Steps to the prestigious Donalda Golf and Country Club. Close to good schools including Three Valleys Primary School with gifted program (Optional attendance). Steps to Bayview Glen & Crestwood private schools. Near tennis court, park, nature trails, ravine, TTC, shopping and fine restaurants. Easy access to highways. Minutes to downtown.

Taxes: \$6,446.14 / 2023

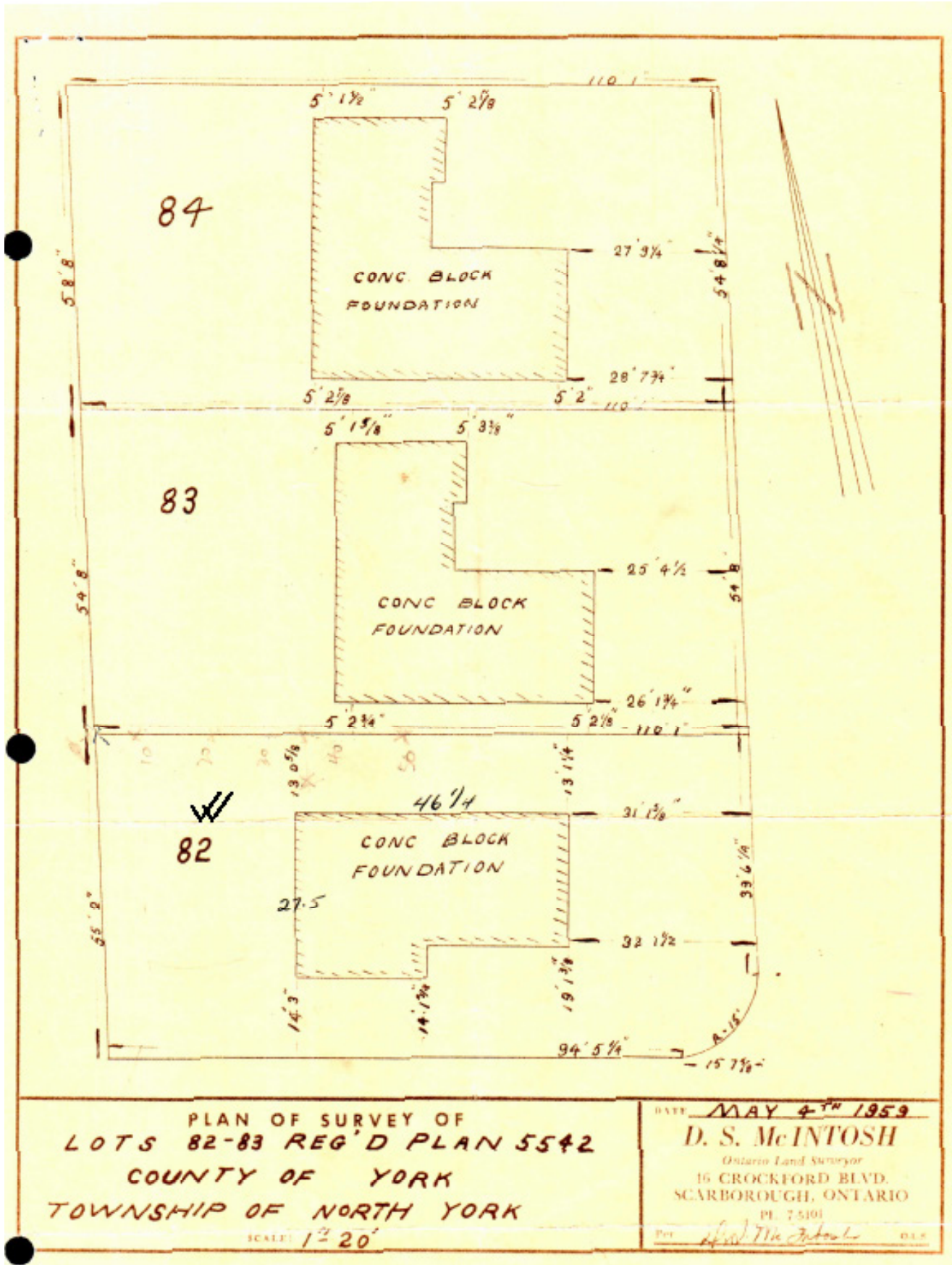
Lot Size: 55' x 110'
Irregular. As per survey.

Heating: Forced Air Oil / Central Air

Possession: 30 Days / To be arranged

See Virtual Tour: www.2camwood.com

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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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