

## Proudly Presenting



### 29 Treadgold Crescent

Serene Therapeutic Setting. Feels Like Being in the Country!

Charming, bright, updated, and well-maintained raised bungalow in move-in condition, with great curb appeal, on a sought-after, quiet crescent, backing on to a quiet walkway and greenbelt. Separate entrance to finished lower level with nanny/in-law potential. Large deck (16' x 20') with glass railing overlooking a premium-sized private, park-like backyard. Gardeners' delight! Cozy back-patio. Spacious shed with electricity. Superb convenient location. Walkway to Crestwood School and Preparatory College, Victoria Park Collegiate Institute, Brookbanks and Parkwood Village Drive. Near public, Catholic (Sainte-Mandeline Catholic Elementary School), French Immersion and private schools, Lower, International Baccalaureate Middle and High Schools. Walk to community centre (large park, tennis, skating rink, swimming pool). Steps to ravines, parks, nature trails, Parkwoods Village Mall, library and TTC. Minutes to the prestigious Donalda Golf Club, Shops at Don Mills and other malls and plazas. Easy Access to DVP/404 and 401.

**Offered at \$1,488,800**



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!



# 29 Treadgold Crescent

## Main Level

Living Room	16' x 12'	<ul style="list-style-type: none"><li>• Picture window</li><li>• Hardwood floor</li><li>• Crown moulding</li></ul>
Dining Room	13.4' x 8.8'	<ul style="list-style-type: none"><li>• Overlooks garden, deck, walkway and greenbelt</li><li>• Hardwood floor</li><li>• Crown moulding</li></ul>
Kitchen	13' x 11'	<ul style="list-style-type: none"><li>• Updated</li><li>• Overlooks garden, walkway and greenbelt</li><li>• Walk-out to deck (20' x 16')</li><li>• Breakfast area</li><li>• Marble floor</li><li>• Picture window</li><li>• Pot lights</li></ul>
Primary Bedroom	12' x 10'	<ul style="list-style-type: none"><li>• Overlooks garden, walkway and greenbelt</li><li>• Picture window</li><li>• Extra large closet with built-ins</li><li>• Hardwood floor</li></ul>
Bedroom	10' x 9'	<ul style="list-style-type: none"><li>• Picture window</li><li>• Double closet with built-ins</li><li>• Hardwood floor</li><li>• Crown moulding</li></ul>
Bedroom	10' x 9'	<ul style="list-style-type: none"><li>• Double closet with built-ins</li><li>• Hardwood floor</li><li>• Crown moulding</li></ul>
Washroom	1 x 4 piece	<ul style="list-style-type: none"><li>• Renovated</li><li>• Jacuzzi</li><li>• Pot lights</li></ul>

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## Lower Level

Recreation Room	25' x 12'	<ul style="list-style-type: none"><li>• Large bar</li><li>• Boxed ceiling</li><li>• Floor to ceiling gas stone fireplace with thermostat</li><li>• Panelled</li><li>• Above-ground window</li><li>• Vinyl floor</li></ul>
Bedroom	11' x 11'	<ul style="list-style-type: none"><li>• Laminate floor</li><li>• Broadloom</li><li>• Closet</li></ul>
Den / Office	8' x 8'	<ul style="list-style-type: none"><li>• Above-ground window</li><li>• Wainscotting</li><li>• Vinyl floor</li></ul>
Laundry Room	12' x 5'	<ul style="list-style-type: none"><li>• Linen closet</li><li>• 2 large double stainless steel sinks</li><li>• Above-ground window</li><li>• Vinyl floor</li></ul>
Washroom	1 x 2 piece	<ul style="list-style-type: none"><li>• Renovated</li><li>• Glass shower</li></ul>
Storage under stairs		
Storage Room	13' x 8'	

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## ~ List of Improvements ~

(As Per Seller)

### **2019**

Downstairs:

Floors

Baseboards

Doors

### **2018**

Hardwood floors

Baseboards

Doors

### **2017**

Deck

### **2012**

Roof

### **2011**

Soffit

### **2010**

Down spout

Government inspection

### **2009**

Washroom

Furnace

### **2008**

Government eco energy report

Attic insulation

### **2006**

Sprinkler system (front)

... and more!

See Virtual Tour: [www.29treadgold.com](http://www.29treadgold.com)

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## ~ Inclusions\* ~

GE stainless steel fridge

GE stainless steel  
5-burner gas stove

Stainless steel exhaust system

Samsung washer

Inglis gas dryer (in As Is condition)

Kenmore stainless steel dishwasher

Window coverings

Built-ins

Electric light fixtures

Furnace (owned)

Central air conditioner (owned)

Hot water tank (owned)

Humidifier (owned)

Air cleaner (owned)

Garage door opener and remote

Underground sprinkler system (front)

Security cameras front and back

## ~ \*Please Exclude ~

Stain glass in kitchen

## ~ Amenities ~

Superb Convenient Location. Near Public, Catholic (Sainte-Mandeline Catholic Elementary School), French Immersion and Private Schools, Lower, International Baccalaureate Middle, and High Schools. Walk to Community Centre (large park, tennis, skating rink, swimming pool). Steps to Ravines, Parks, Nature Trails, Library, Grocery Stores and TTC. Minutes to the Prestigious Donalda Golf Club, Shops at Don Mills and other Malls and Plazas. Easy Access to DVP/404 and 401.

**Taxes:** \$6,556.14/ 2023

**Lot Size:** 64' x 105'  
Rear: 70'

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

**Possession:** End of Oct/To be arranged

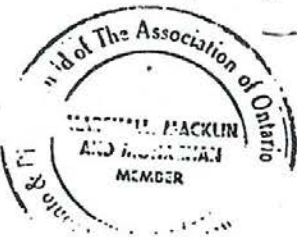
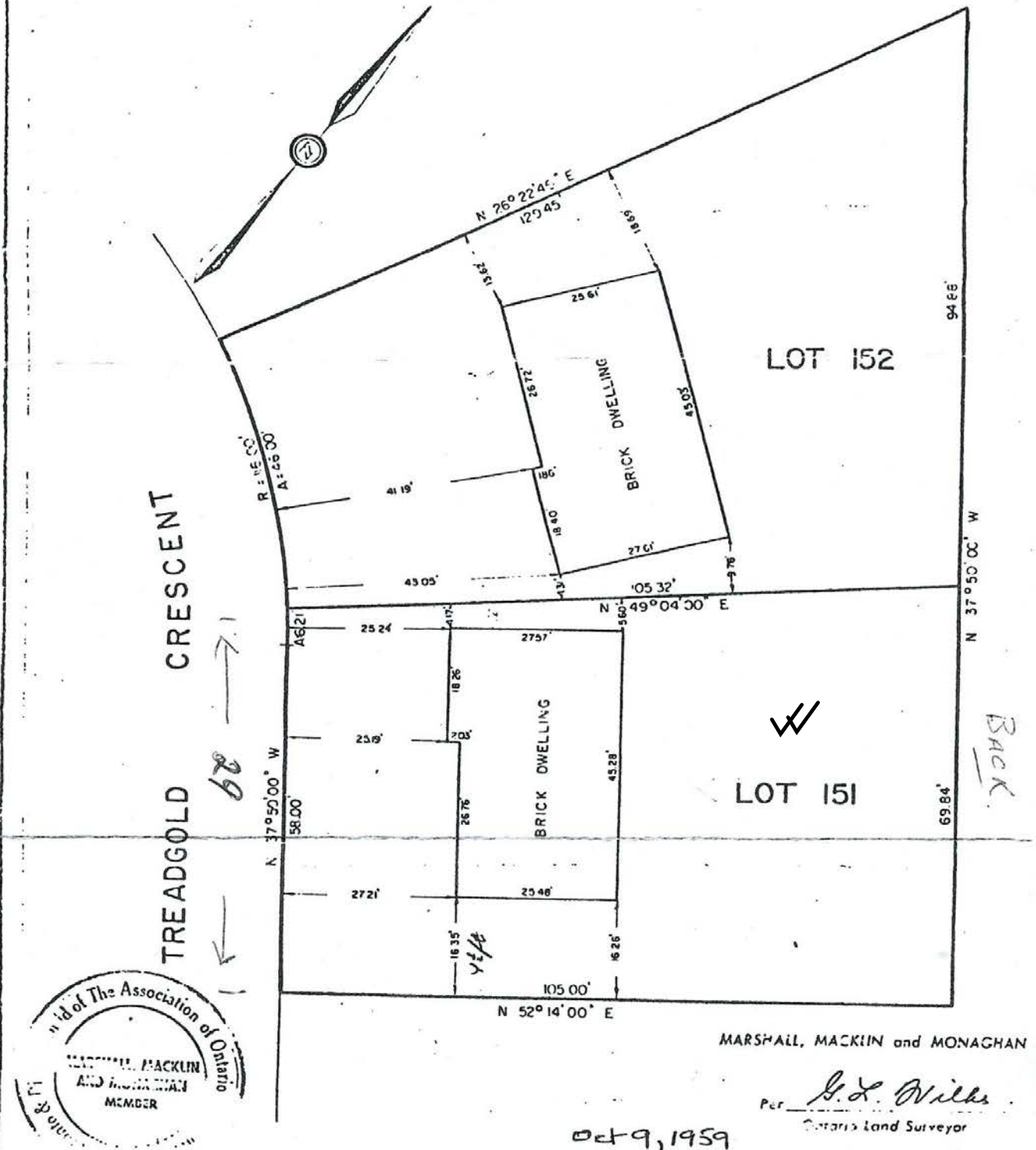
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TOWNSHIP OF NORTH YORK

COUNTY OF YORK

5439

SCALE 1" = 20'



MARSHALL, MACKLIN and MONAGHAN

Per G. L. Wills  
Ontario Land Surveyor

Oct 9, 1959

52-14-00  
37-50-00  
105-04-00

See Virtual Tour: [www.29treadgold.com](http://www.29treadgold.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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