

## Proudly Presenting



### 25 Lionel Heights Crescent

Like living in the country. Backs onto a private, serene greenbelt and walkway. 2,981 sq. ft. of total living space. Sun-filled and cheerful family home with 2 large additions, 3 fireplaces, skylights, cozy deck overlooking private park-like garden, 5 parking spaces, nanny/in-law potential, and more. Near public, Catholic, French Immersion and private schools, lower, middle, and high schools. Walk to Broadlands Community Centre (outdoor pool, outdoor rink, programs available in fitness/wellness, sports, camps and general interests. Classes for dance, yoga, visual arts, and martial arts). 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 \$1,538,800**



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!

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## Main Level

Living Room	15'-10" x 11'-11"	<ul style="list-style-type: none"><li>• Bow window</li><li>• Hardwood floor</li><li>• Open concept</li><li>• Crown moulding</li></ul>
Dining Room	12'-4" x 9'-11"	<ul style="list-style-type: none"><li>• Open concept</li><li>• Hardwood floor</li><li>• Crown moulding</li></ul>
Kitchen	13'-1" x 11'-11"	<ul style="list-style-type: none"><li>• Breakfast bar</li><li>• Skylight</li><li>• Overlooking garden</li><li>• Open concept</li></ul>
Family Room	20'-4" x 16'-10"	<ul style="list-style-type: none"><li>• Floor-to-ceiling stone fireplace</li><li>• Overlooking garden and greenbelt</li><li>• Walk-out to deck</li><li>• Bow window</li><li>• Hardwood floor</li><li>• Crown moulding</li></ul>

## Upper Level

Primary Bedroom	13'-3" x 10'-6"	<ul style="list-style-type: none"><li>• Overlooking garden</li><li>• Hardwood floor</li><li>• Double closet</li><li>• Raised storage</li></ul>
Bedroom	10'-4" x 9'-0"	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Closet</li><li>• Raised storage</li></ul>
Washroom	1 x 4 piece	<ul style="list-style-type: none"><li>• Updated</li><li>• Heated floor</li><li>• High ceiling</li></ul>

See Virtual Tour: [www.25lionelheights.com](http://www.25lionelheights.com)

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## Lower Level

Bedroom	11'-3" x 10'-6"	<ul style="list-style-type: none"><li>• Overlooks garden</li><li>• Hardwood floor</li><li>• Closet</li></ul>
Bedroom	10'-4" x 9'-0"	<ul style="list-style-type: none"><li>• Hardwood floor</li><li>• Closet</li></ul>
Washroom	1 x 3 piece	<ul style="list-style-type: none"><li>• Updated</li></ul>

## Basement

Family Room 2	20'-1" x 11'-5"	<ul style="list-style-type: none"><li>• Floor-to-ceiling brick fireplace</li><li>• Above-ground window</li><li>• Access to crawl space</li><li>• Broadloom</li></ul>
Recreation	18'-10" x 11'-10"	<ul style="list-style-type: none"><li>• Broadloom</li></ul>
Games Room	20'-2" x 7'-4"	<ul style="list-style-type: none"><li>• Floor-to-ceiling stone fireplace</li><li>• Open concept</li><li>• Above-ground window</li><li>• Broadloom</li></ul>
Bedroom/ Den	11'-10" x 10'-0"	<ul style="list-style-type: none"><li>• Laminate</li><li>• Above-ground window</li><li>• Access to crawl space</li></ul>
Kitchenette	8'-8" x 7'-7"	<ul style="list-style-type: none"><li>• Combined with laundry</li><li>• Vinyl floor</li></ul>
Washroom		<ul style="list-style-type: none"><li>• Rough-in</li></ul>

## 25 Lionel Heights Crescent

### ~ Inclusions~

Fridge  
Stainless steel stove  
4-burner stove + grill  
Stainless steel Exhaust hood  
Built-in dishwasher  
Washer  
Dryer  
Built-ins  
Electric light fixtures  
100 Amp Service  
Hot water tank  
Furnace  
Central air conditioner  
Garage door opener

### ~ Amenities~

Near public, Catholic, French Immersion and private schools, lower, middle, and high schools. Walk to Broadlands Community Centre (outdoor pool, outdoor rink, programs available in fitness/wellness, sports, camps and general interests. Classes for dance, yoga, visual arts, and martial arts). 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.

### ~ List of Improvements ~

(As per Sellers)

Updated windows  
House freshly painted  
New broadloom in basement  
New vinyl in basement

**Taxes:** \$5,749.94/2023

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

**Lot Size:** 55' x 110'

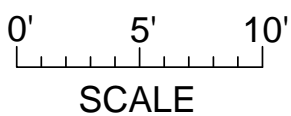
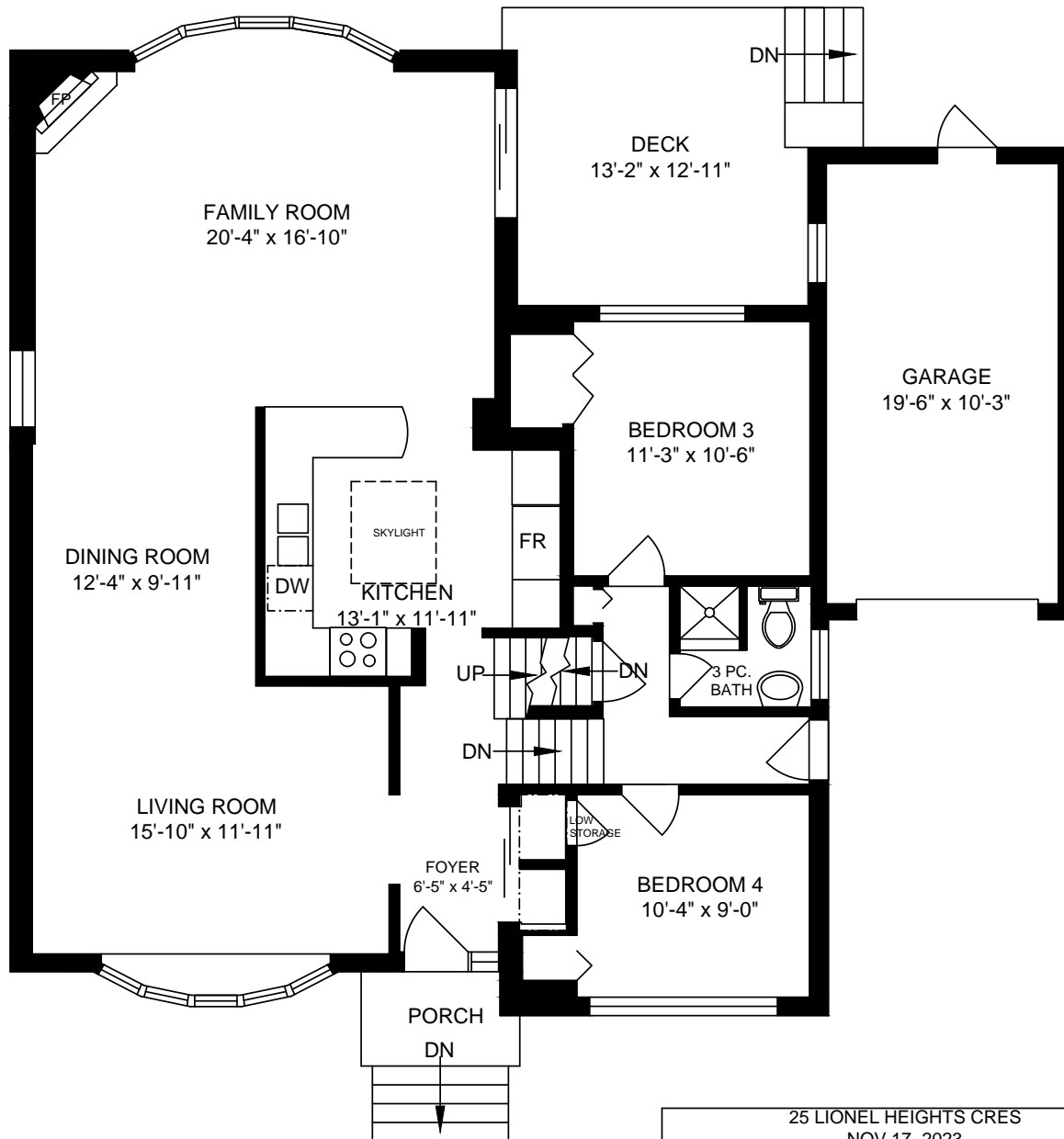
**Possession:** 30 Days/TBA

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# 25 Lionel Heights Crescent

## MAIN / LOWER LEVEL

1374 SQ. FT.

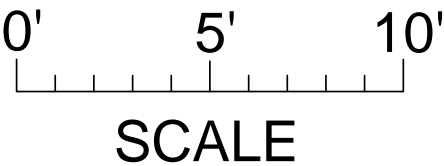
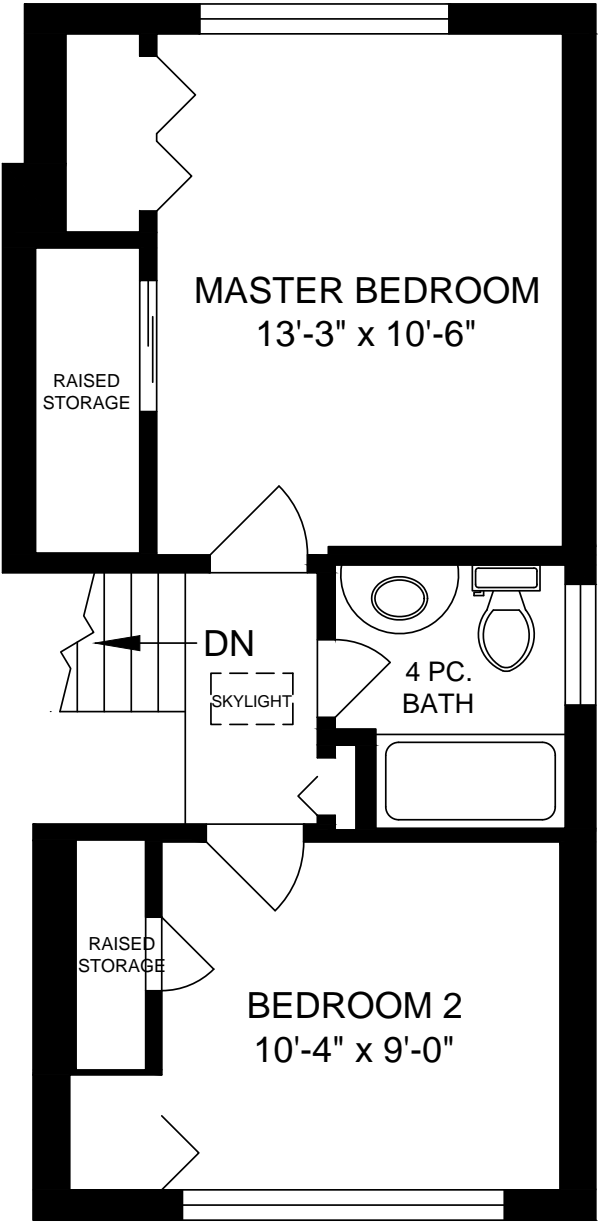


25 LIONEL HEIGHTS CRES				
NOV 17, 2023				
PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY				
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN/LOWER	1374	-	235	165
UPPER	471	-	-	-
BASEMENT	1136	373	-	-
TOTAL	2981	373	235	165

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# 25 Lionel Heights Crescent

UPPER FLOOR  
471 SQ. FT.

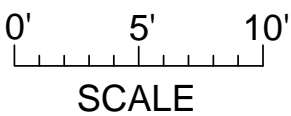
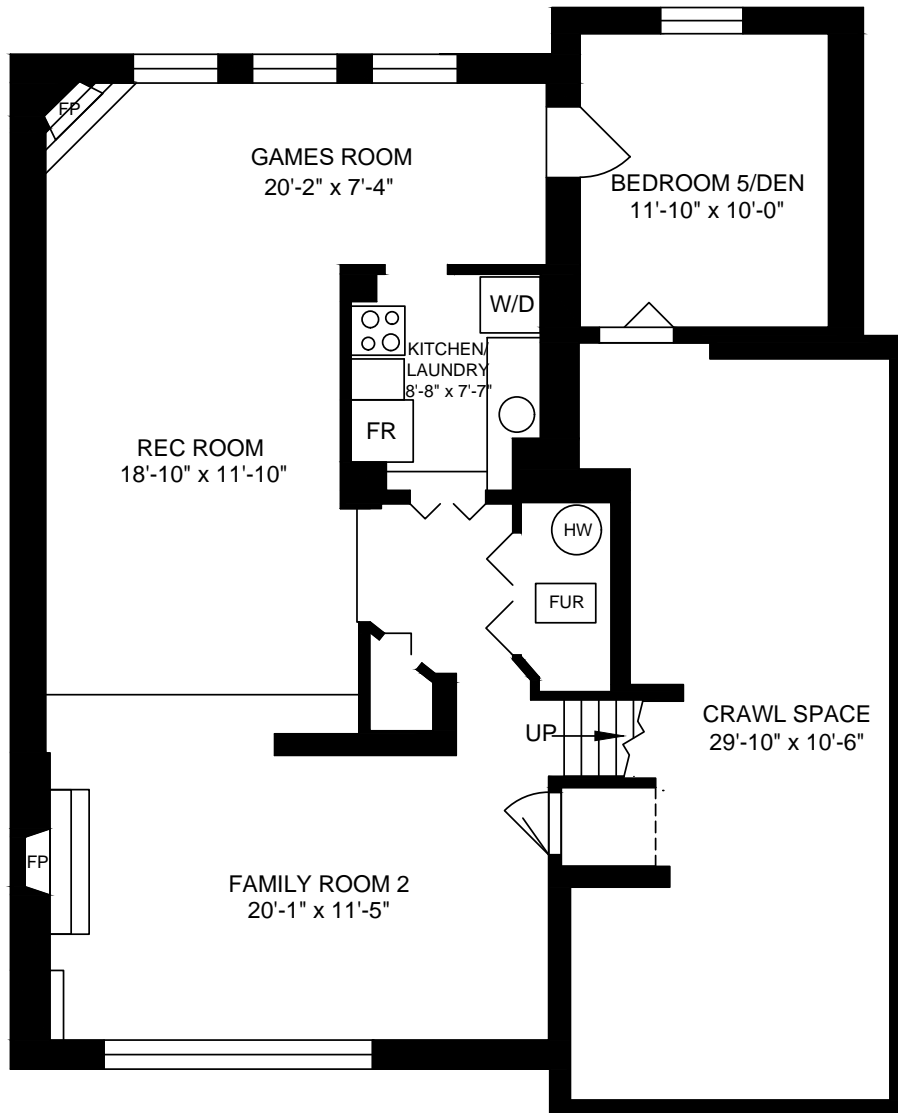


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# 25 Lionel Heights Crescent

**BASEMENT**  
1136 SQ. FT.



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TOTAL	2981	373	235	165

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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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