

Proudly Presenting



4 Wetherfield Place

Solid 3-bedroom brick home with walk-out family room, finished basement, and nanny/in-law potential. Lovely private park-like yard. Quiet street and good neighbours. Great opportunity to renovate or build your dream home on an exclusive and much sought-after cul-de-sac in the prime and prestigious Banbury location. Walk to Rippleton Public School and St. Bonaventure Catholic School. Close to great public and private schools (Toronto French, Crescent School, Bayview Glen, Denlow Public School, WillowWood School, The Giles, Hawthorn, Metamorphosis Greek Orthodox, La Citadelle Academy, Glendon Campus (York University). Close to Granite Club and steps from Shops at Don Mills, York Mills Gardens, Banbury Community Centre, parks, trails, Banbury Tennis Club and TTC. Minutes to downtown. Easy access to highways and more!

Offered at \$2,450,000



Ecko Jay · Broker of Record

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

Your Neighbourhood Realtor With A Proven Track Record!

4 Wetherfield Place

Main Level

Living Room	16' x 12'	<ul style="list-style-type: none">• Picture window• Possible laminate floor• Crown moulding
Dining Room	10' x 9' 10"	<ul style="list-style-type: none">• Overlooks garden• Picture window• Possible laminate floor• Crown moulding
Kitchen	10' x 10'	<ul style="list-style-type: none">• Walk-out to deck• Overlooks garden• Eat-in

Upper Level

Primary Bedroom	15' x 10'	<ul style="list-style-type: none">• Hardwood floor under broadloom• His/Hers mirrored closet
Bedroom	11' x 8'	<ul style="list-style-type: none">• Hardwood floor under broadloom• Mirrored closet
Bedroom	11' x 9'	<ul style="list-style-type: none">• Overlooks garden• Hardwood floor under broadloom• Mirrored closet
Washroom	1 x 4 piece	

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Lower Level

Family Room/Bedroom 17' x 12'

- Walk-out to backyard
- Broadloom
- Closet
- Panelled
- Above-ground window

Storage/Den 13' x 7'

- Unfinished

Basement

Rec Room/
Games Room 20' x 12'

- Track lights
- Vinyl flooring

Laundry/
Utility Room

Washroom 1 x 3 piece

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~ Inclusions ~

Fridge
Stove
Washer
Dryer
Built-in dishwasher
Window coverings
Electric light fixtures
Furnace (owned)
Central air conditioner (owned)
Hot water tank (rental - \$40.63/mth)
Humidifier (owned)
Electronic Air cleaner
Garage door opener and 1 remote

~ Amenities ~

Walk to Rippleton Public School and St. Bonaventure Catholic School.
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Taxes: \$9,327.84 / 2023

Heating: Forced Air Gas / Central Air

Lot Size: 70' x 110' (see plan of survey)

Possession: 90 Days/To be arranged

See Virtual Tour: www.4wetherfield.com

4 Wetherfield Place

LOTS 149, 150, 183 184 REGD PLAN 4150

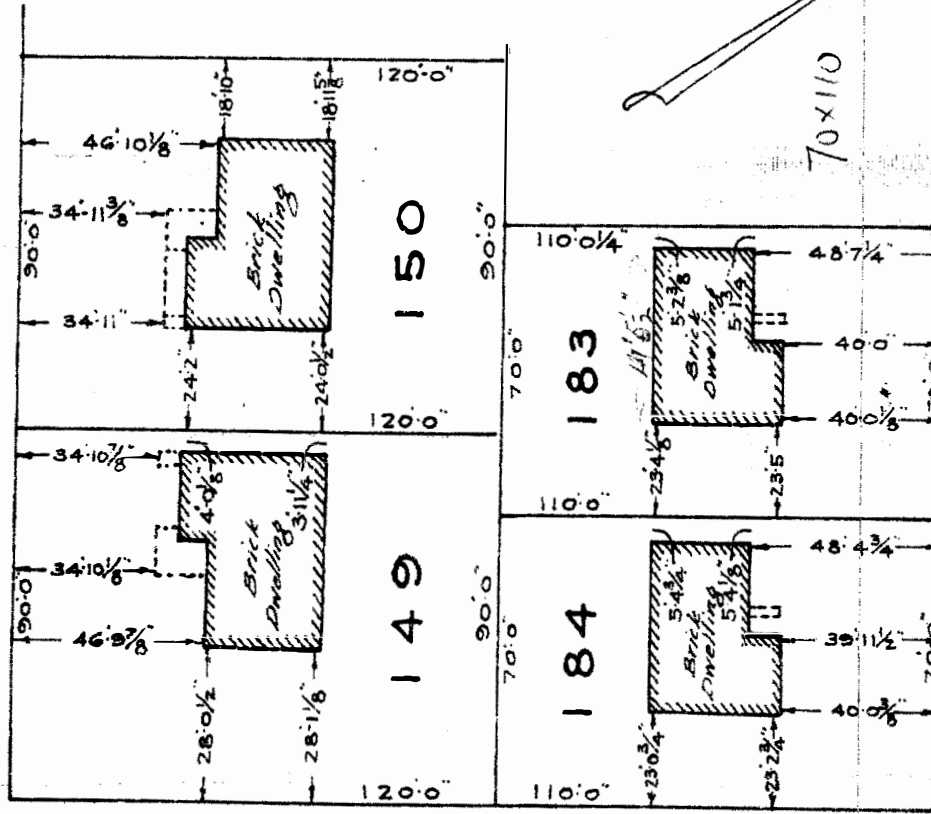
COUNTY OF YORK

TOWNSHIP OF NORTH YORK

SCALE 1" = 40'

BANBURY ROAD

BANBURY ROAD



GREENGATE ROAD

ROAD

4 WETHERFIELD PLACE

Date, AUGUST, 19TH 1955

DONALD S. MCINTOSH

ONTARIO LAND SURVEYOR

1032 CONWELL AVE.

TORONTO 6, ONT.

Telephone RL 1621

Donald S. McIntosh

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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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