

Proudly Presenting



54 Overbank Crescent

Serene, Private, Countrylike Setting!

Spacious, solid, brick and stone, well-loved and maintained bungalow (approximately 2,760 sq ft of total living space) with double-car garage, 4-car driveway, master bedroom ensuite, and finished basement with in-law/nanny potential, on a huge, professionally landscaped, pie-shaped, park-like lot (approx. 9,150 sq ft) on a much sought-after quiet crescent. Enjoy this lovely family home as is, renovate or build your dream home here. Superb convenient location.

Near public, Catholic (Sainte-Madeleine Catholic Elementary School), French Immersion and private schools, Primary, International Baccalaureate Middle and High Schools. Walk to the 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.

Offered at \$1,588,800



Ecko Jay · Broker of Record

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

Your Neighbourhood Realtor With A Proven Track Record!

54 Overbank Crescent

Main Level

Living Room	22'-8" x 11'-10"	<ul style="list-style-type: none">• Hardwood floor• Large window
Dining Room	9'-9" x 8'-7"	<ul style="list-style-type: none">• Hardwood floor• Mirrored wall
Kitchen	13'-2" x 11'-9"	<ul style="list-style-type: none">• Custom kitchen• Walk-out to garden• Breakfast area• Ample cabinets and counter space• Chef's desk• Closet
Primary Bedroom	13'-2" x 10'-2"	<ul style="list-style-type: none">• 2-piece ensuite• Overlooks garden• His/Hers double closet• Hardwood floor
Bedroom	9'-9" x 9'-3"	<ul style="list-style-type: none">• Hardwood floor• Closet
Bedroom	9'-9" x 8'-3"	<ul style="list-style-type: none">• Hardwood floor• Large mirrored closet
Washroom	1 x 5 piece	<ul style="list-style-type: none">• Updated

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Lower Level

Recreation Room	22'-0" x 11'-2"	<ul style="list-style-type: none">• Stone woodburning fireplace• Panelled• 2 windows• Track lights• Built-ins• Broadloom
Bedroom	12'-10" x 11'-1"	<ul style="list-style-type: none">• Closet• Built-ins• Built-in desk• Broadloom
Office	11'-7" x 7'-0"	<ul style="list-style-type: none">• Panelled• Built-ins• Broadloom
Laundry Room	10'-3" x 9'-3"	<ul style="list-style-type: none">• Large custom built-in closet• Partly finished
Workshop/Storage	11'-0" x 10'-4"	<ul style="list-style-type: none">• Work bench• Unfinished
Storage/Pantry	13'-5" x 7'-8"	<ul style="list-style-type: none">• Unfinished
Utility Room	10'-10" x 5'-2"	<ul style="list-style-type: none">• Unfinished
Washroom	1 x 3 piece	

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~ Inclusions ~

Fridge in basement

Stove

Hood

Washer

Dryer

Dishwasher

Window Coverings

Electric light fixtures

Hot water tank (rental)

(\$24.20 + H.S.T / month)

Garage door opener + 2 Remotes

~ Amenities ~

Superb

Convenient Location.

Near Public, Catholic

(Sainte-Madeleine Catholic

Elementary School), French

Immersion and Private Schools,

Primary, 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: \$7,209.00/ 2023

Heating: Forced Air Gas / Central Air

Lot Size: 48' x147.44'

Large pie shaped

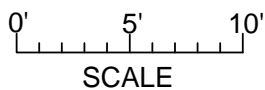
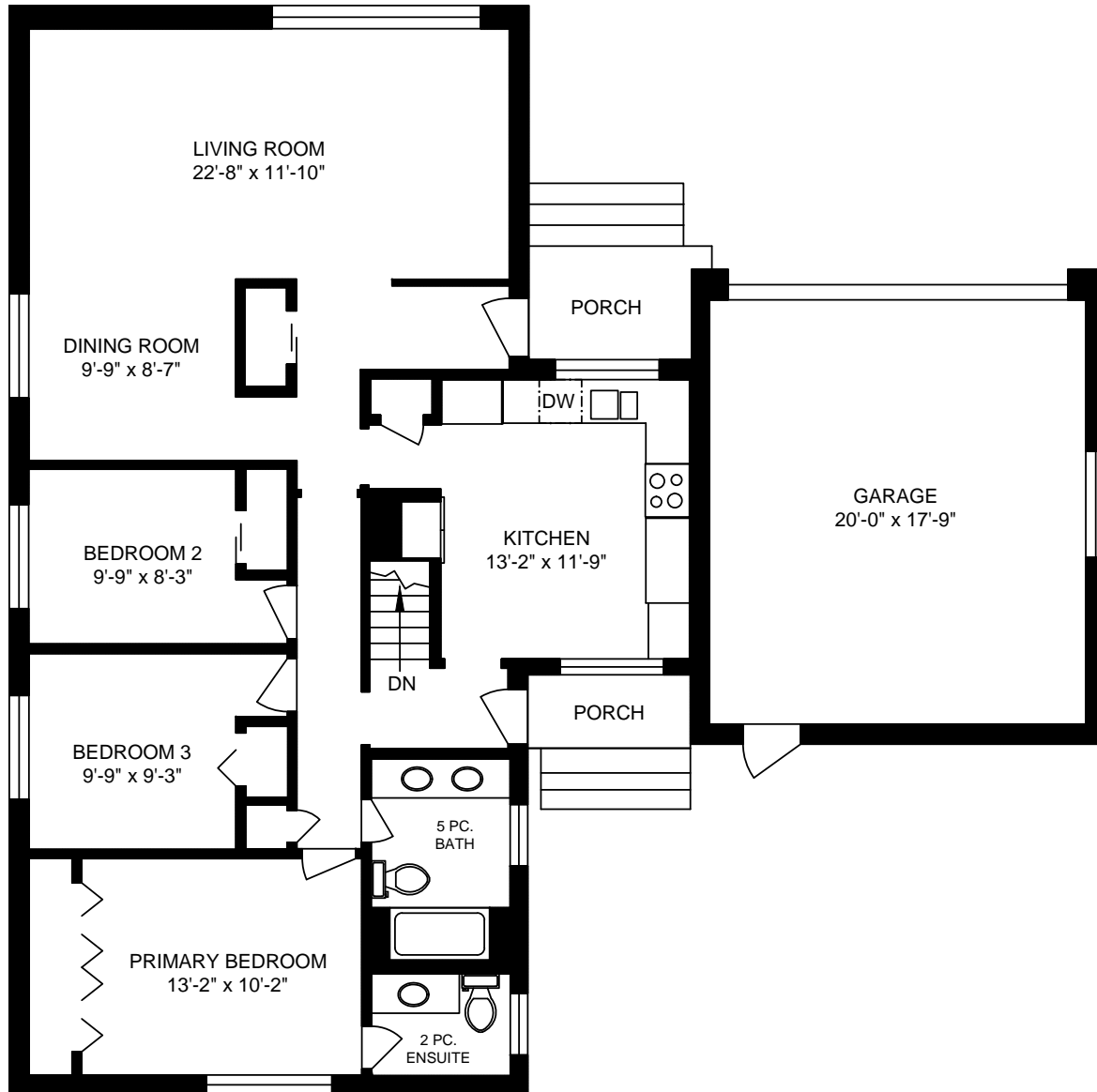
Approx 9,150 sq. ft.

Possession: 30-60 Days /To be arranged

See Virtual Tour: www.54overbank.com

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MAIN FLOOR 1380 SQ. FT.



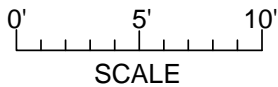
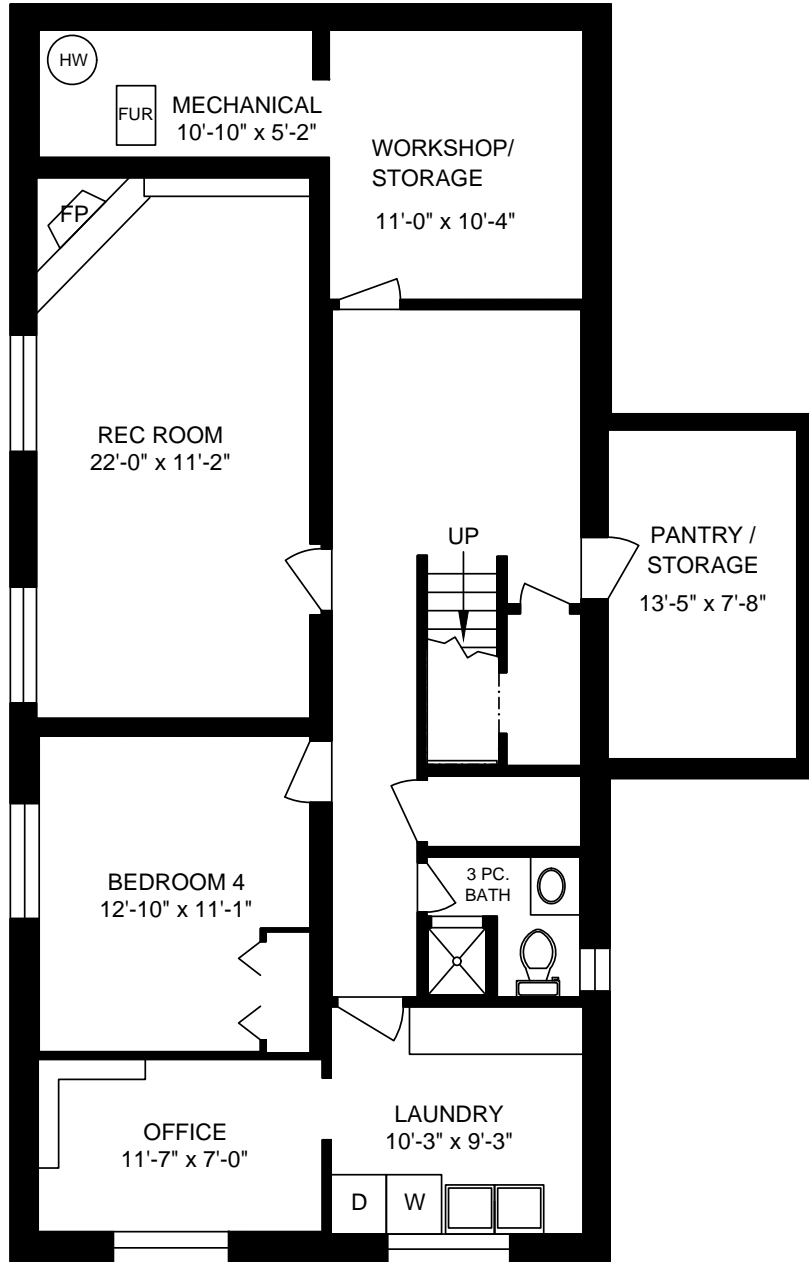
54 OVERBANK CRES. OCTOBER 13, 2023 PREPARED FOR THE EXCLUSIVE USE OF ECKO JAY REALTY PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	PORCH	GARAGE
MAIN	1380	68	423
LOWER	1380	-	-
TOTAL	2760	68	423

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LOWER FLOOR

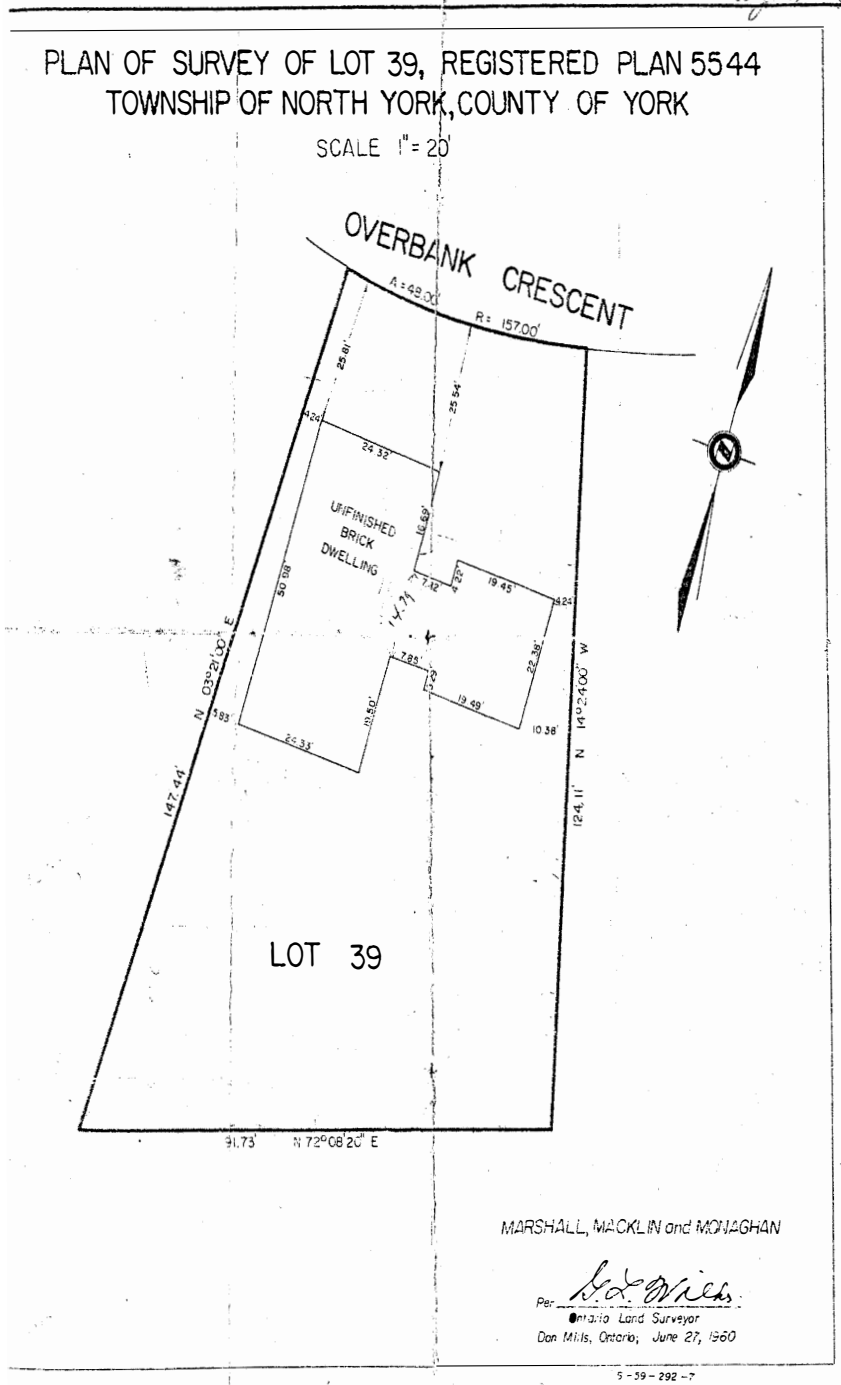
1380 SQ. FT.



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LOWER	1380		
TOTAL	2760	68	423

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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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