

## 26 Edward Horton Crescent

Area	2,260 Sq Ft	Heating	Forced Air, Gas
Bedrooms	3+1	Cooling	Central Air
Bathrooms	3 Full, 1 Half	Maintenance	\$216.31/Month
Possession	60 days	Taxes	\$5,650.78 (2024)
Year Built	2018	Garage	1 - Attached
Exposure	West	Driveway	2
Balcony	3	Laundry	In-Suite

Welcome to 26 Edward Horton Crescent.

A sensational executive townhome in a sought-after enclave in desirable Norseman Heights! With over 2260 sq ft on three levels, this spacious 3+1 bedroom, 4 bath home offers beautifully designed interiors, an abundance of natural light, generous room sizes and a layout that's ideal for both easy everyday living and entertaining family & friends.

The highlights include a welcoming foyer with 14-ft soaring ceiling leading to the main level that boasts hardwood floors; high ceilings; a spacious dining room with balcony walkout; a sparkling open concept kitchen with quartz counters, island with breakfast bar seating, stainless steel appliances, pantry and a custom banquette seating nook; a spacious living room with a cozy fireplace, attractive built-in shelving; convenient laundry room & a powder room. Enjoy seamless indoor-outdoor living with a walkout to a large deck, complete with a gas BBQ line and ample seating space for summer evenings.

The second level features a luxurious primary bedroom with vaulted ceiling; a spa-like 5-piece ensuite; a roomy walk-in closet and a balcony walkout. In addition, there are two good-sized bedrooms with double closets; a large linen closet and a 4-piece family bath.

The fabulous fully finished lower level offers a rec room; 4th bedroom; a full bath; garage access; and walkout to the child-friendly, low-maintenance backyard.

Private parking is available for three cars in total - one in the garage & two in the private drive. The built-in garage has additional shelving & a custom work-bench. Thoughtful well-built storage solutions are abundant throughout the home.]

You'll love the convenience of this family-friendly neighbourhood, located walking distance to Islington subway, grocery shops, restaurants, gyms, excellent schools (Norseman, ECI, Holy Angels, Bishop Allen), and nearby parks. There's easy access to downtown & the airport.

Don't miss out on this outstanding opportunity to own a move-in ready home in a wonderful Etobicoke locale!

[Status certificate available upon request](#)

### MAIN LEVEL

- Entrance with stairs leading up to the main level
- Living room with wall mounted gas fireplace, built-in shelving, large windows with zebra blinds, sliding glass doors leading out to the deck
- Kitchen with an island, stainless steel Fisher & Paykel fridge, Whirlpool oven, Cyclone range

- hood, Whirlpool dishwasher, stainless steel double sink, combined with living room
- Dining area with French doors leading to balcony
- Breakfast area connected to kitchen and living room with built-in banquette with storage
- Two piece bathroom with toilet, pedestal sink and lights
- Laundry room with stacked LG washer and dryer and sink
- Pantry beside the kitchen with shelving for storage

## SECOND LEVEL

- Primary bedroom with carpet floor, centerpiece lighting, walk-in closet with centerpiece light and walk-out to balcony with sliding doors
- 5 piece ensuite washroom with bathtub, separate shower with tile walls and glass doors, double vanity, toilet and large window
- Two additional bedrooms with carpet floors, double door closet with built-in shelving and racks, large window overlooking front of the street
- Double closet in hallway with built-in shelving
- Bathroom with vanity, toilet and bathtub with tile walls and flooring.
- Stairs with carpet runner

## LOWER LEVEL

- Family room with carpeted floors, centerpiece light and direct walk-out to backyard with sliding glass doors
- Bedroom with large window facing backyard and carpeted floors
- Four piece bathroom with tile floors, vanity and bathtub
- Direct access to garage

## EXTERIOR

- Brick exterior
- Front yard with bushes
- Fully fenced tiled backyard with built-in bench seating and pressure-treated deck.
- Private driveway leading to front entrance

## UPDATES & FEATURES

- Built-in banquette in kitchen (2022)
- Backyard deck (2021)
- Tiled backyard (2022)
- Shelving and workbench in garage (2019)

INCLUSIONS: stove, range hood, refrigerator, dishwasher, washer, dryer, light fixtures, existing blinds.

EXCLUSIONS: Curtains in bedrooms, basement, dining room, fridge in garage, BBQ, lighting/chandeliers in dining room, living room, master bedroom, exercise equipment in garage, motorized awning on rear deck

RENTALS: Hot water tank rented at \$34.92/month or \$419.04/year.

## MAINTENANCE FEE INCLUDES:

- Common Elements
- Building Insurance
- Parking

Condo Details:

- Condo Registry Office: TSCC
- Condo Corp#: 2660
- Maintenance: \$216.31, Unit Number 149
- Property Management Company: Maple Ridge Community Management (905-507-6726)

Schools: Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)