



3 Thornhill Avenue

Lot Size	25 ft x 130 ft (*irregular)	Heating	Forced Air/Gas
Possession	45 Days	Cooling	Central A/C
Square Footage	2,395 s.f. (1765 above grade)	Plumbing	Copper & Plastic
Taxes	\$9,277 (2024)	Electrical	100 AMP
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	3 Full, 1 Half	Driveway	Mutual/Laneway
Year Built	1920	Parking	1
Fireplace	1 Wood burning (not operational)		

Lot size 3724 (irregular: 25.03ft x 130.17ft x 30.83ft x 130.17ft x 19.53ft x 9.89ft x 30.76ft x 15.38ft) (as per geowarehouse)

Welcome to 3 Thornhill Avenue

Welcome to this beautifully renovated 3 bedroom, 4 bathroom family home in the exclusive Baby Point community! Set on a deep lot with laneway parking, this handsome brick residence boasts over 2,300 sq ft of thoughtfully designed living space across three levels [1765 above grade]. Thoroughly renovated down to the studs in 2018, the home includes a stunning family room addition completed in 2022 and desirable, high-quality finishes throughout.

As you approach the front, you'll be greeted by a charming covered porch, perfect for relaxing on this quiet family-friendly street. Step inside to discover a welcoming main floor featuring a cozy living room with a decorative fireplace, an open-concept kitchen with a spacious pantry and a breakfast bar that flows seamlessly into the dining area and the fabulous family room highlighted by cathedral ceilings, wood beams, skylights, and a walk-out to the backyard - an ideal space for gatherings and entertaining. A convenient powder room completes this level. The second floor offers three well-appointed bedrooms. The private primary suite, complete with an ensuite bathroom and a walk-in closet, overlooks the backyard. A family bathroom serves the other two bedrooms, making this layout perfect for families. The lower level features a recreation room, office, full bathroom, laundry room and ample storage.

The attic presents fantastic future building potential, boasting high ceilings, exposed brick, and structural rough-ins - a perfect canvas for customization. Additionally, there's the option to build a substantial 1,291 sq ft garden suite.

Amazing Location! Just steps away from the vibrant Baby Point restaurants, shops & cafes. Enjoy the beautiful Humber River parklands nearby. As a lifestyle bonus, the property is located within the catchment for the Baby Point Club that offers membership access to tennis, neighbourhood events & more! The area is also home to highly-rated schools and is convenient to downtown, major highways and Pearson and Billy Bishop airports. Don't miss this incredible opportunity to move in and enjoy everything this beautiful home and community have to offer.

MAIN LEVEL

- Foyer
- Living room with three-light stained glass double-hung window facing front yard, wood burning brick fireplace (not operational), and pot lights.
- Kitchen with pantry with centre light fixture, island with stainless steel sink, gooseneck faucet,

double stainless steel sink, two centre light fixtures, pot lights, and stainless steel appliances: FrigidAire fridge, KitchenAid gas stovetop and oven, Bosch dishwasher, Elica exhaust hood, and Panasonic microwave.

- Dining area connected to the kitchen, and centre light fixture.
- Family room with 10 feet ceiling height, breakfast bar, two skylights, two windows, pot lights, two centre light fixtures, vaulted ceiling, pass-through bar to the kitchen, and double sliding door with framing windows with walkout to deck.
- Powder room with window, vanity, mirror, vanity lights, sink, toilet, faucet, and tile flooring.
- Engineered hardwood floors throughout
- Total square footage: 1130

SECOND LEVEL

- Primary bedroom with window, three piece ensuite bathroom, pot lights and walk-in closet with two centre light fixtures.
 - Three piece ensuite bathroom shower with tile wall surround, rain showerhead, handheld showerhead, glass shower doors, vanity, mirror, vanity lights, pot lights, sink, and toilet.
- Two additional bedrooms with window, centre light fixture, and double door closet.
- Four piece bathroom with bathtub with tile wall surround, pot lights, vanity, vanity lights, mirror, sink, toilet, and tile floors.
- Linen closet.
- Ladder leading up to the attic with high ceilings (8'6"), exposed brick, and structural rough-ins
- Engineered hardwood floors throughout
- Total square footage: 635

LOWER LEVEL

- Recreation room with storage closet and pot lights.
- Laundry room with Whirlpool washer and Whirlpool dryer, two windows and laundry sink.
- Office with double door closet, and pot lights.
- Utility room with built-in shelving and window.
- Three piece washroom with shower with glass doors, tile wall surround, handheld showerhead, pot lights, vanity, mirror, sink, toilet, and tile floors.
- Engineered hardwood floors throughout
- Total square footage: 630

EXTERIOR

- Brick and metal siding exterior
- Covered front porch
- Landscaped front yard and mature tree
- Fully fenced landscaped backyard with deck, garden shed, and trees
- Laneway parking access and drive (15' by 30' as per geowarehouse)

UPDATES & FEATURES (all dates and details to best of seller's knowledge)

- New hot water tank (2024)
- Over \$700,000 in renovations throughout the property in 2018 and 2022 combined
- Full to the stud, extensive interior renovation (2018)
- Over 400 sq ft+ family room addition (2022)

****Garden Suite development report available****

Inclusions: Electrical light fixtures, window coverings, Whirlpool washer, Whirlpool dryer and stainless steel appliances: FrigidAire fridge, KitchenAid gas stovetop and oven, Bosch dishwasher, Elica exhaust hood, and Panasonic microwave.

Exclusions: Family Room Hanging Lights – Morris Lanterns, Kenmore fridge and BBQ.

Rentals: Hot Water Tank ~\$21.61/month

Schools: Complete list of schools with live links on babiakteam.com