



19 Dacre Crescent

Lot Size	40' x 150'	Heating	Forced Air Gas 2022
Possession	30 to 60 Days	Cooling	Central A/C 2022
Square Footage	3,445 SF Total	Plumbing	Copper/Plastic
Taxes	\$14,999.61 (2024)	Electrical	200 AMP
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	3 Full, 1 Half	Driveway	Private
Garage	Oversized Built-in	Fireplace	1-Gas
Parking	1-Garage, 4-Drive	Bike Score	94

Welcome to 19 Dacre Crescent.

A sensational West Coast contemporary home in a prime Swansea enclave with 3,500 square feet of impeccably finished living space across three levels. Situated in a peaceful, wooded ravine, this exceptional residence provides a serene retreat on a quiet, family-friendly cul-de-sac, just moments from High Park.

- Generous 40 x 150 foot treed ravine lot.
- Main level features high ceilings, effortless flow, elegant finishes and direct walkout to the backyard - perfect for entertaining.
- Family room, dining room, and glass-enclosed solarium boast breathtaking four-season vistas.
- Gracious sun-filled living room accommodates a baby grand piano and offers views of the front garden.
- Stylish open-plan kitchen featuring rift cut cherry cabinetry, marble counters, breakfast bar, top-of-the-line Bosch and Viking appliances.
- New expansive composite tiered deck seamlessly integrated into the natural contours of the ravine.
- Powder room off the front entry, double hall closet and deep pantry..
- Skylit and spacious second level with vaulted ceilings, 3 bedrooms plus a 4th room in tandem - ideal for home office or playroom, and convenient 2nd-floor laundry.
- Luxurious primary suite with vaulted ceiling, double closet plus deep walk-in closet, elegant 6-piece ensuite bath, and ravine views.
- Fully finished, at-grade lower level family room/guest suite with two entries, heated floor, potential kitchen area, and a 3-piece bath. French doors provide interior separation from the rest of the house.
- Oversized built-in garage with extra storage room and a service door leading to the lower level.
- Hydronically heated private driveway featuring an extra offset parking space and parking for four cars.
- Steps to Grenadier Pond and glorious High Park - an urban paradise for families and outdoor enthusiasts.
- Short walk to two subway stations, the Runnymede Library, Bloor West Village shops, cafes & restaurants.
- Excellent local schools including Swansea P.S. & Humberside C.I.

UPDATES:

- Eavestroughs (2024)
- Composite deck with embedded LED lighting (2023)
- Owned hot water tank (2018)
- Heated driveway (2017)
- Gas fired water boiler for heated driveway (2017)
- Forced air gas furnace (2023)
- Air conditioning system (2023)

INCLUSIONS: Viking Commercial gas cooktop and oven, Faber exhaust hood, Bosch dishwasher, Viking Commercial microwave, GE stainless steel fridge, GE wine fridge in family room, flat panel television in main floor family room, built-in cherry wood media unit in main floor family room, built-in wall unit in lower level family room, built-in shelving in bedroom closets, second floor stacked washer, electrical light fixtures, window coverings including plantation shutters, ceiling fans, central vacuum and accessories, automatic garage door opener, gas furnace and equipment, central air conditioning system, gas hot water tank.

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