



## 6 Nagel Road

Lot Size	50' x 130.01'	Heating	Forced Air/Gas/Water Boiler
Possession	60 Days	Cooling	Central Air
Square Footage	2,175 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$4,213.05 (2025)	Electrical	100 AMP
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	1 - Full	Driveway	Private
Year Built	1954	Garage	Detached
		Parking	1 - Garage, 4 - Driveway

### Welcome to 6 Nagel Road.

Welcome to this beautifully updated and move-in ready bungalow nestled in Toronto's family-friendly Downsview-Roding neighbourhood. Sitting on a generous 50' x 130' lot, this 3 bedroom home has been thoughtfully renovated inside and out, offering modern comfort, functional upgrades, and an outdoor oasis like no other.

The recently renovated main floor offers a warm, sun-filled space featuring an open-concept living and dining area, two bedrooms with closets, a third bedroom/office with a walk-out to the back deck and a kitchen with heated ceramic floors, Dekton countertops, new cabinetry, pot filler, and premium stainless steel appliances including a GE gas stove. The bathroom features a marble-surround steam shower, his & hers sinks with marble countertops, heated floors, and elegant finishes. The basement is spacious and offers excellent ceiling height - ideal for future expansion. Whether you're dreaming of a rec room, home gym, in-law suite, or workshop, this blank canvas offers endless potential to create the space that suits your lifestyle.

The backyard is a true entertainer's dream. Enjoy the cedar deck and designated BBQ area, unwind under the pergola in your private hot tub, or gather around the natural gas fire pit in the spacious, fully landscaped yard. The garden features a koi pond, fruit trees, and an automatic sprinkler and watering system. A detached garage offers additional storage and functionality.

The mechanical systems throughout the home have been meticulously planned and installed. Including a custom dual heat system with central air and a HEPA/HRV system, a new Rinnai tankless hot water heater, and a full electrical rewire with a Generac natural gas standby generator and auto-switch. Plumbing has been replaced with PEX and ABS throughout, including a booster and filtration system. Windows have been upgraded, insulation has been enhanced, and eavestroughs include gutter guards.

Located close to schools, parks, transit, and highways, this home offers exceptional access to everyday essentials while being tucked into a quiet, friendly community. This is a perfect opportunity for those seeking a turnkey home with standout outdoor living and top-tier upgrades.

## MAIN LEVEL

- Living room with bay window overlooking the front yard, California shutters, crown moulding, and engineered hardwood floors.
- Dining room with two-light window, centre light fixture, crown moulding, and engineered hardwood floors.
- Kitchen with custom cabinets, under cabinet lighting, Dekton countertops, stainless steel double sink with gooseneck faucet, filter water faucet and food disposer, stainless steel appliances: GE fridge, GE gas stove, Ikea dishwasher, and Ikea range hood, pot filler, window, pot lights, and heated ceramic tile floor.
- Primary bedroom with two-light window, California shutters, closet, centre light fixture, crown moulding, and ¾" oak floors.
- Second bedroom with window, closet, crown moulding, and ¾" oak floors.
- Third bedroom with sliding glass doors walk-out to backyard deck, closet, centre light fixture, crown moulding, and ¾" oak floors.
- Four piece bathroom with double vanity sinks, marble countertops, vanity lighting, mirror, window, marble steam shower with glass wall surround, shower seat, rainfall showerhead and heated ceramic tile floors.

## LOWER LEVEL

- Storage area with built-in shelves
- Laundry area with Huebsch Speed Queen washer, Maytag dryer, and laundry sink.
- Open area with two windows, and wood stove.
- Additional storage room with built in safes and shelving.
- Walk-up to the side entrance.
- 7' ceilings.

## EXTERIOR

- Brick exterior
- Private interlocking brick driveway
- Side entrance with entry keypad and storm door.
- Landscaped front yard with mature tree and garden bed with bushes.
- Fully fenced landscaped backyard with cedar deck and patio furniture, pergola area with Napoleon BBQ & Broil King Smoker and Canadian Spa Company hot tub, natural gas fire pit, koi pond, fruit trees, and garden beds with automatic sprinkler and watering system.
- Detached garage with storage space.

## UPDATES

- Heated floor, pot filler, all new cabinetry and countertops in the kitchen (2025)
- Hot water tank, Rinnai tankless (RX199IN) (2025)
- ¾" Oak floors (2024)
- Heated floor, marble steam shower and countertops in the bathroom (2020)
- Outdoor natural gas fireplace (2020)
- Central air conditioning (2020)
- Custom dual heat system, HRV/HEPA , hot water heating furnace (2020)
- Landscaping in the backyard (2018)
- Electrical: 100 amp panel, fully rewired, Generac, automatic switch w/ 6000W standby natural gas generator (2015)

- Plumbing: New PEX plumbing, manifolds, water booster system, whole house filter, RO system, new ABS drains for main floor, new stack (2015)
- Insulation: R60 in the attic, spray foam in the kitchen, Roxul - Rockwool in the bathroom
- Eavestroughs updated with gutter guards (2015)

Inclusions: GE Fridge, GE gas range/oven, IKEA exhaust hood, IKEA dishwasher, Huebsch washer, Maytag dryer, Wall-mounted TV in the office, Provault safes (x2), All electrical light fixtures, All existing window coverings, Central vacuum, Canadian Spa Company hot tub, Natural gas fire pit, Garden beds, Napoleon BBQ, Broil King Smoker, Shubunkin Fish, Blink Video DoorBell (x2) w/ hub, Patio Couch, Patio Table, Muskoka Chairs (x4)

Exclusions: Freezer in the basement, security cameras (indoor& outdoor)

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