

## 29 Richland Crescent

Lot Size	32' x 115' (pie-shaped lot)*	Heating	Forced Air/Gas
Possession	60-90 Days	Cooling	Central A/C
Square Footage	2,080 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$4,305.84 (2025)	Electrical	100 AMP Service
Bedrooms	4	Roof	Asphalt Shingles
Bathrooms	3	Parking	3, Private Drive
Year Built	1962		

\*Measurements as per Geowarehouse : 43.62 ft x 71.76 ft x 10.90 ft x 10.90 ft x 10.90 ft x 106.87 ft x 53.52 ft

### Welcome to 29 Richland Crescent

Located on a quiet, tree-lined crescent in a highly desirable, family-friendly Etobicoke neighbourhood, this beautifully renovated 4-level backsplit offers over 2,000 sq. ft. of thoughtfully designed living space. A seamless open-concept layout and exceptional flow between levels create a warm, stylish home ideal for both everyday living and entertaining.

Step into the sun-filled and sensational open-plan main level, featuring hardwood floors and a stylish contemporary kitchen with a generous island and breakfast bar overlooking the dining and living areas. An expansive front window fills the space with natural light and offers serene views of the front yard and peaceful streetscape.

Four generously sized bedrooms overlook the private backyard, with three well-appointed bathrooms offering ample space for growing families. The lower level includes a spacious recreation room with excellent ceiling height and a fully renovated bathroom with laundry. An exceptionally large crawl space offers ideal storage for seasonal items, keeping the property organized year-round. A convenient side entrance enhances everyday access and functionality.

Enjoy outdoor living on the oversized front porch, perfect for morning coffee, or relax in the charming backyard oasis on a generous pie-shaped lot, an ideal space for children to play or for hosting family gatherings - with convenient parking for 2 cars.

Experience the best of Etobicoke living just steps from parks, top schools, shopping and transit. Centennial Park, within walking distance, offers year-round recreation including the

Etobicoke Olympium, skating, skiing, golf centre and expansive green spaces. Enjoy easy access to major highways, hospitals, Sherway Gardens Mall and the airport. Downtown Toronto is less than a 30 minute drive, offering the perfect balance of urban convenience and outdoor lifestyle. The neighbourhood is renowned for its mature trees, quiet streets and strong sense of community, making it a perfect setting for families.

## Main & Ground Floor

- Welcoming entry with coat closet
- Bright living and dining room featuring hardwood floors and an oversized window overlooking the front porch on a quiet crescent
- Renovated kitchen with modern finishes
- A few steps down to two generously sized bedrooms/or office, each with hardwood floors, ample closet space and views of the backyard
- Side entrance with a convenient powder room

## Upper Floor

- Primary and second bedroom, each with hardwood floors, a closet and overlooking the backyard
- Modern 5-piece family bathroom featuring a double vanity

## Lower Floor

- Spacious recreation room with 7'2" ceiling height
- Renovated 3-piece bathroom with laundry and access to extra-large crawl space for storage
- Utility room with space for hanging tools and organizing equipment

## Exterior

- Elegant brick and stone facade
- Interlocking pathway leading to a spacious front porch
- Fully fenced backyard with storage shed
- Parking for three cars

## Features & Upgrades

- Kitchen Renovated (2019)
- Painted entire home (2019)

- Hardwood flooring refinished (2019)
- New tiles in kitchen, bathroom and ground floor hallway (2019)
- Updated powder room and upper floor family bathroom (2019)
- New roof (2020)
- Repair work done on eavestroughs (2020)
- Furnace + AC + humidifier (2021)
- Renovated lower level bathroom and laundry room (2022)
- Painted the lower level (2026)

## Inclusions, Exclusions & Rentals

Inclusions: LG Fridge, Magicchef Stove, Bosch Dishwasher, Vented Exhaust Hood, Panasonic Microwave, Maytag Front loader Washer & Dryer, electrical light fixtures, existing window coverings (roller blinds only), existing HVAC systems, existing alarm system hardware, bathroom mirrors.

Exclusions: White cabinets in basement recreation room, window coverings (curtains), child gates and hardware, green wall shelves in nursery, TV and wall mount in the basement, BBQ and stager's items.

Rentals: Hot water Tank @ \$29.23 / month.

## School Catchment Area

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

HOME INSPECTION REPORT AVAILABLE | [babiakteam.com](http://babiakteam.com)

*Contact the Listing Agent with any questions!*