



11 OTTAWA STREET

SUMMERHILL

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Nestled in the heart of the coveted Summerhill neighbourhood, 11 Ottawa Street is a meticulously restored and renovated 4+1-bedroom, 4-bathroom semi-detached home that perfectly blends timeless charm and modern luxury. Fully renovated and restored in 2022, this home has been transformed into a stunning masterpiece that balances sophistication, comfort, and practicality.

Located in the coveted Summerhill neighbourhood, this home is steps away from parks, transit, top schools, and Yonge Street's vibrant shops and dining. With its charm, luxury, and unbeatable location, 11 Ottawa Street offers a rare opportunity to enjoy the best of city living in one of Toronto's most desirable communities.







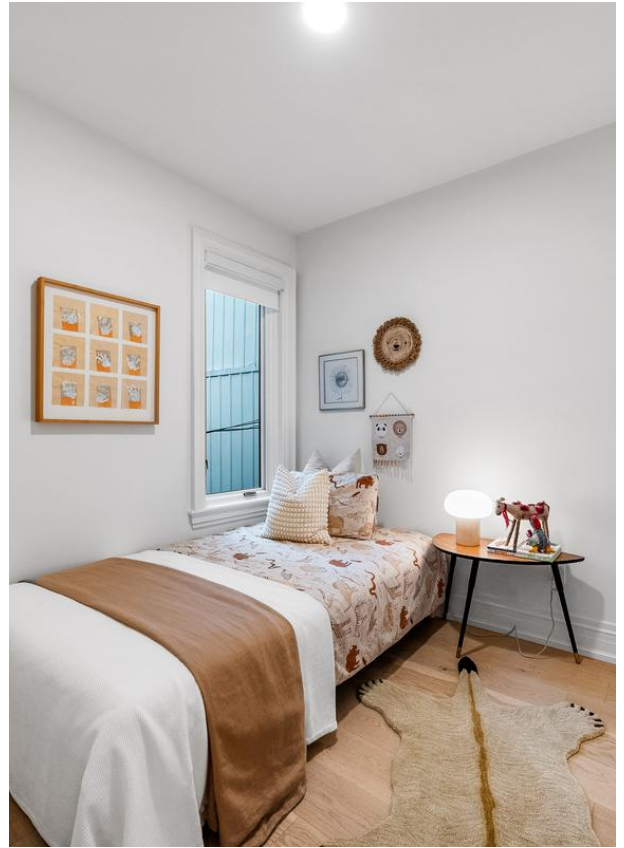
ELEGANCE MEETS MODERN LIVING

From the moment you step inside, you're greeted by sunlit, open spaces with thoughtful finishes that create an inviting and sophisticated atmosphere. The home features beautifully crafted floors, timeless architectural details, and a bright, functional layout perfect for family living or entertaining.

The upper levels include generously sized bedrooms and spa-like bathrooms, providing comfort and privacy for the entire family. The lower level offers additional versatile living space, with room for guests or a home office, while the professionally landscaped backyard is perfect for relaxation or hosting.











UPGRADES

- Fully renovated home by Eurodale Developments (2022)
- All new HVAC
- Professionally landscaped with custom storage and back gate
- Underpinned basement with variegated stone flooring and underfloor heating
- New wide plank white oak floors with custom vents
- New oversized east-facing window frames with a view through the backyard
- All new bathrooms are finished with backlighting integrated mirrors
- All new interior doors, trim and restored newel railings
- Designer white and black hardware throughout
- Restored stained glass windows
- Rough-in for a kitchen on the lower level

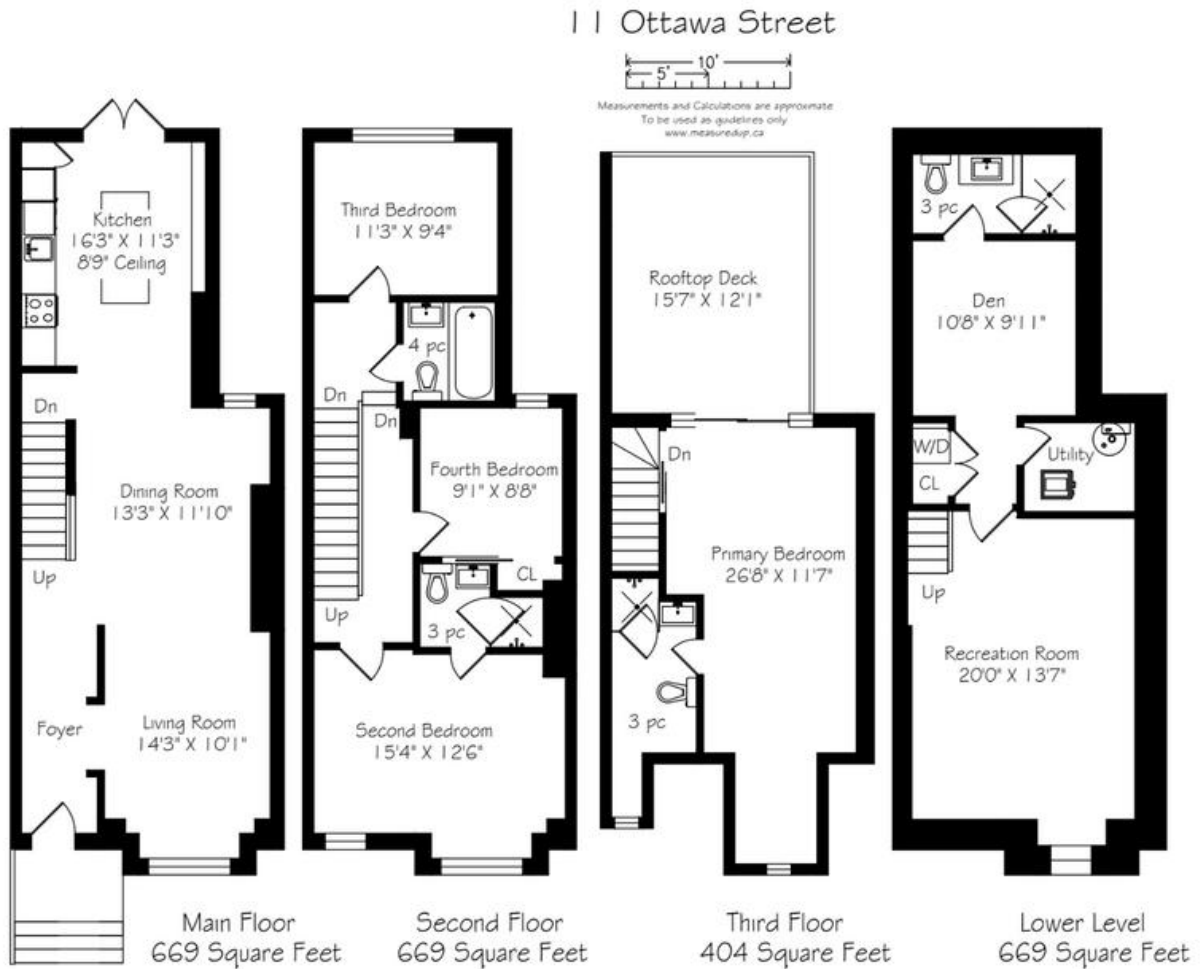
INCLUSIONS

- Miele refrigerator
- Miele stove & cooktop
- Miele dishwasher
- Miele washer & dryer
- All upgraded light fixtures
- All bathroom mirrors
- All custom window coverings

EXCLUSIONS

- All artwork

FLOORPLAN



COOLING

- Central Air Conditioning

LOT SIZE

- 18.03 ft x 83.86 ft

TAXES

- \$9,556.26 (2024)

HEATING

- Forced Air Gas

POSSESSION

- 45-60 Days Flexible



ELEVATE YOUR EXPECTATIONS



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