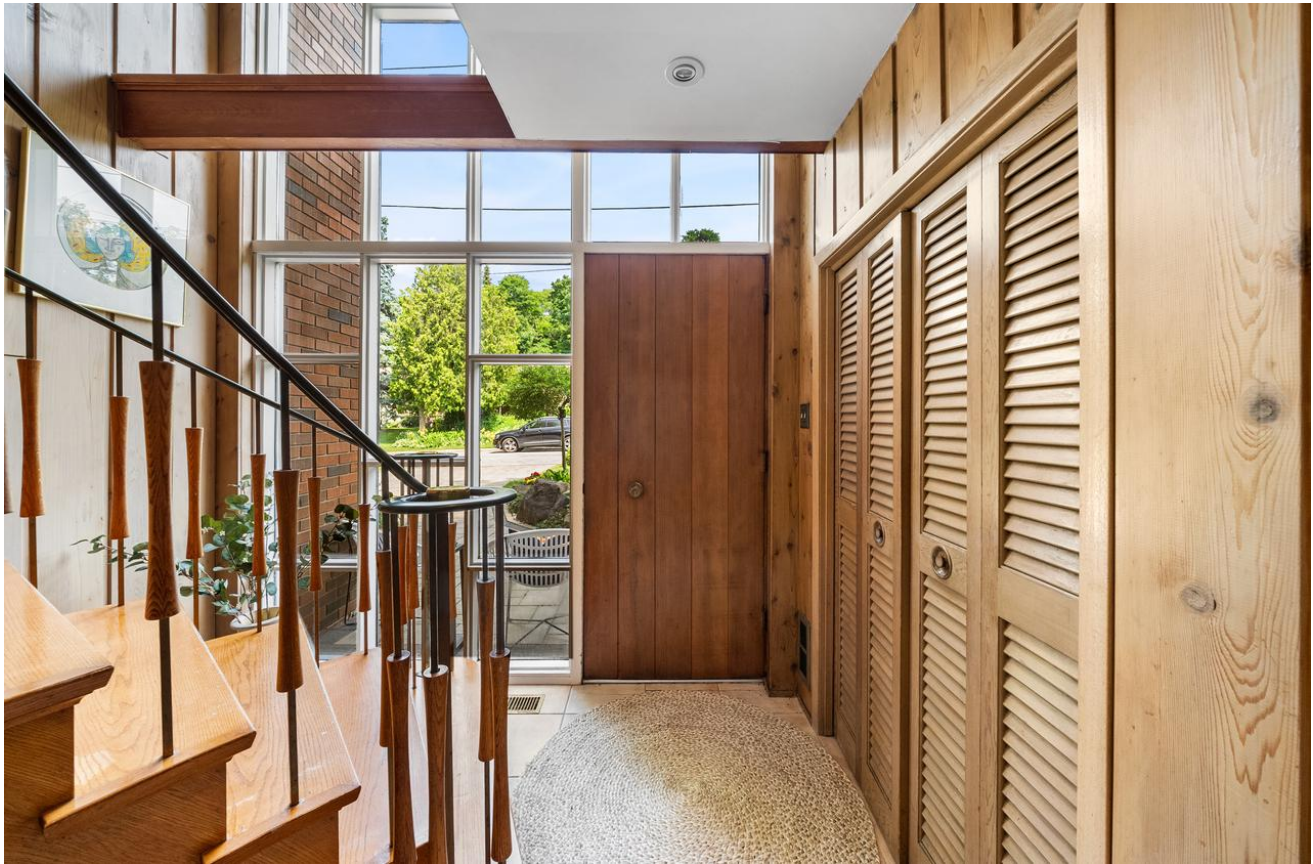




9 AUDUBON COURT
LANSING-WESTGATE



WELCOME TO 9 AUDUBON COURT, A MID-CENTURY MODERN RETREAT AMONG THE TREETOPS

Perched above a lush ravine on a large 60-by-230-foot lot, this architecturally distinct mid-century modern home offers a sense of seclusion and serenity just steps from an expansive ravine trail network, including direct access to Earl Bales Park, and in close proximity to all the shops and amenities of Yonge and Sheppard. With its striking proportions, floor-to-ceiling glass, and seamless integration with nature, this residence feels like a treehouse in the sky, designed for both inspired living and effortless entertaining.

The main floor features a light-filled family room with panoramic windows, a walkout to the full-length deck, and a fireplace. A fourth bedroom or office, 2-piece powder room, bar area, and convenient laundry/storage space complete this level, enhancing everyday functionality.

Upstairs, the expansive living room, with a second fireplace and direct deck access, offers dramatic views and flexible gathering space. A dedicated dining room and bright eat-in kitchen with side entrance and picture windows round out this floor. Three well-proportioned bedrooms including a primary suite with walk-in closet and 3-piece ensuite, while a separate 4-piece bathroom serves the remaining bedrooms.

The lower level includes an abundance of additional storage, and the home features a desirable two-car garage.

Professionally landscaped gardens filled with mature perennials offer a lush, low-maintenance backdrop throughout the seasons. Located in a peaceful enclave surrounded by nature, this home presents an extraordinary opport



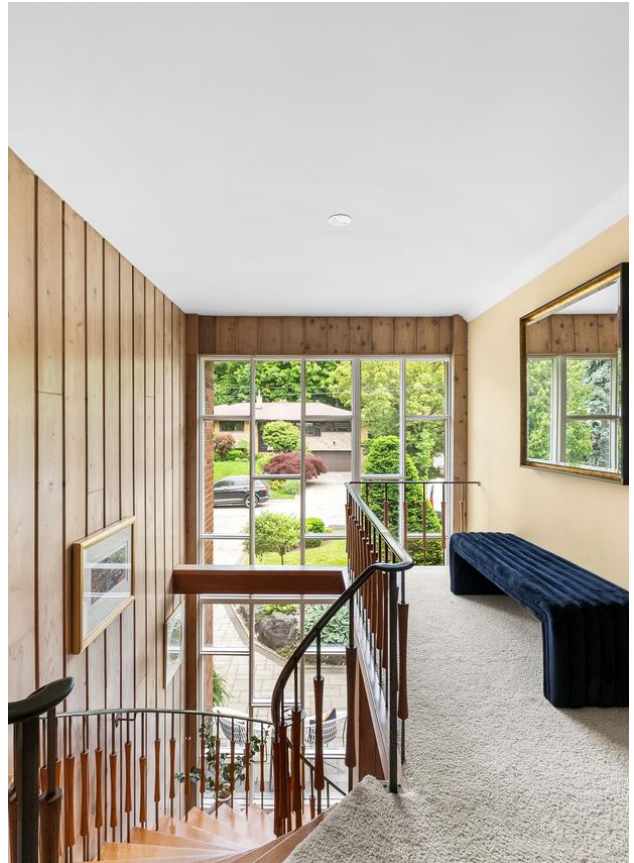












KEY FEATURES

MAIN FLOOR

- Spacious family room with panoramic floor-to-ceiling windows and a spectacular view
- Fireplace with stone hearth
- Walkout to deck, ideal for outdoor entertaining or quiet morning coffee
- 4th bedroom or office space
- 2-piece powder room
- Wet bar area for entertaining
- Large laundry/storage room
- Additional storage space
- Generously sized foyer with gorgeous spiral staircase, and ample closets. A perfect stylish receiving area

SECOND FLOOR

- Expansive living room with floor-to-ceiling windows and walkout to upper deck
- Fireplace with stone hearth
- Eat-in kitchen with panoramic windows and convenient side access to the home
- Large dining room for formal entertaining
- Three spacious bedrooms
- 3-piece ensuite bathroom in the primary bedroom
- Walk-in closet in the primary suite
- 4-piece bathroom serving the additional two bedrooms
- Indoor BBQ

BASEMENT

- Abundance of storage

GARAGE & DRIVEWAY

- Two-car garage
- Spacious private driveway with additional parking

INCLUSIONS

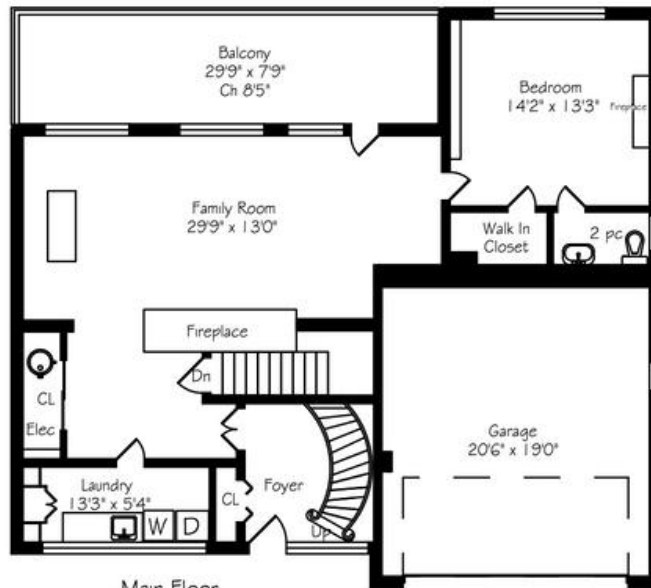
- Maytag washer & dryer
- Panasonic microwave
- General Electric stove/oven
- KitchenAid paneled fridge & freezer
- Emerson wine cooler

EXCLUSIONS

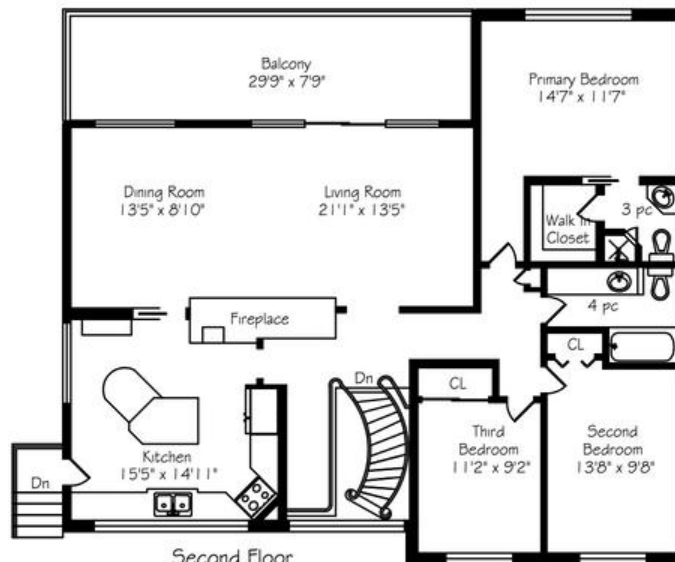
- None

9 AUDUBON COURT

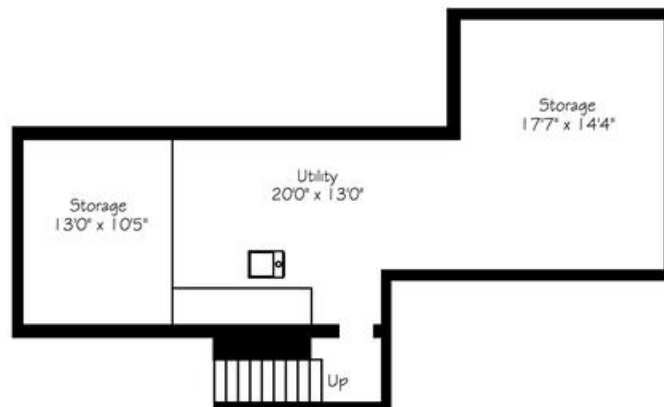
FLOOR PLANS



Main Floor
1162 Square Feet
+ 425 Garage



Second Floor
1588 Square Feet



Lower Level
795 Square Feet



ELEVATE YOUR EXPECTATIONS



Sally Paradine
Real Estate Agent
647.697.3291
sally@heapsestrin.com



For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated