



**9 GANGE AVENUE** 

**OFFERED AT: \$2,145,000** 

**NEIGHBOURHOOD: SUMMERHILL** 

TYPE: SEMI-DETACHED | BEDS: 3 |

**BATHS: 3** 

PARKING: 2 (1 BUILT-IN GARAGE + 1

OUTDOOR)

## A HIDDEN GEM TUCKED BESIDE THE PARK IN THE HEART OF SUMMERHILL

Tucked away in one of the most coveted enclaves in Toronto's Summerhill, 9 Gange Avenue offers a rare combination of privacy, charm, and immediate access to the city's finest offerings. Just steps to Yonge Street, Cottingham Junior Public School, the subway, and a dog park, this three-storey semi-detached home blends ease of location with serene living.

From the moment you arrive, the home impresses with its elegant façade, canopy of greenery, and rare two-car parking with garage—a true luxury in the neighbourhood.



#### MODERN LIVING, ELEVATED

Inside, you're welcomed by a bright and inviting main floor featuring high ceilings (10 foot+), wood floors, and a warm gas fireplace. The open-concept layout flows seamlessly from the living room into the dining space and beautifully updated kitchen with a central island with breakfast bar and premium appliances.

At the rear, a peaceful terrace garden with a gas BBQ line offers a very peaceful and quiet retreat framed by greenery—ideal for al fresco entertaining.

#### A PRIMARY SUITE WORTH ESCAPING TO

Occupying the entire third floor, the primary suite feels like its own sanctuary. A south facing walk-out balcony with city and treetop views, four-piece ensuite bath, and custom walk-in closet complete the experience.

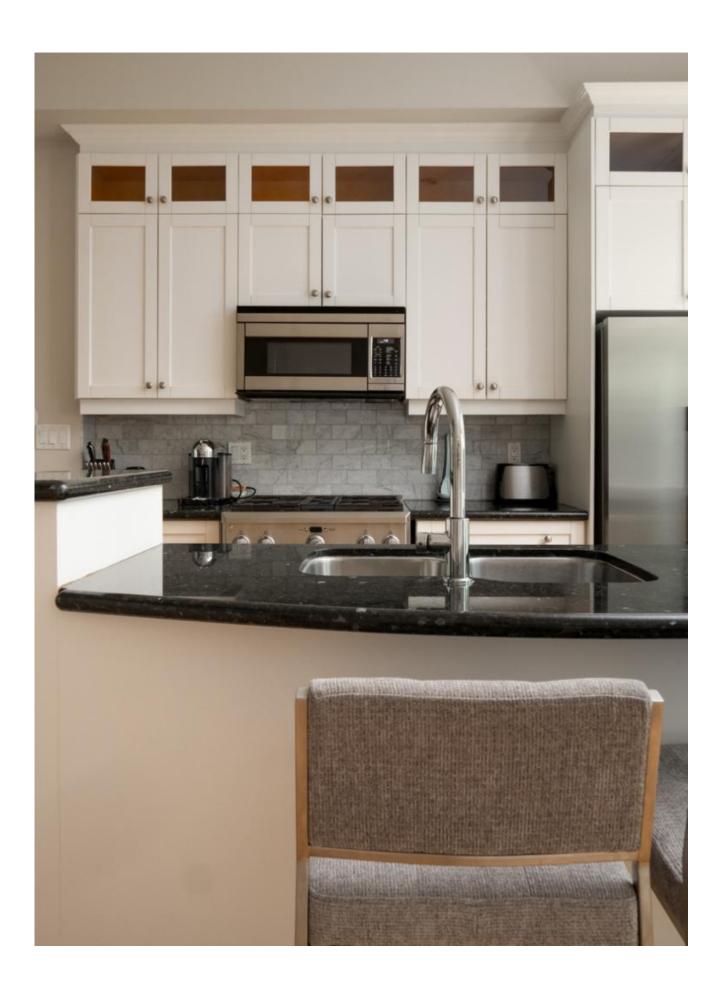
The second floor hosts two more generous bedrooms, one of which can function as a home office — both with ample closet space—and a full four-piece bathroom along with a convenient second-floor laundry station.

#### **BONUS FEATURES & INTELLIGENT UPGRADES**

The finished lower level offers a flexible recreation space, a powder room, and internal access to the garage. Heated stone floors add comfort, while intelligent smart-home features such as the Google Nest thermostat, Wi-Fi-enabled smoke & CO detectors, and video doorbell elevate the home's functionality.



















#### **IMPROVEMENTS**

- New garage opener (2025),
- New furnace (2019),
- A/C system (2019)
- Stairwells painted (2025)
- Google Nest Wifi +smoke detectors, smart doorbell and thermostat
- Second floor roof overhang re-done
- Second Floor bathroom renovated
- Primary Ensuite renovated

#### FLOOR PLANS AT A GLANCE

- Main Floor: Open kitchen/dining/living with fireplace
- Second Floor: Two bedrooms, full bathroom, laundry
- Third Floor: Private primary suite with balcony and ensuite
- Lower Level: Rec room, powder room, garage access
- Garage: Private, built-in with internal access and storage room

#### **INCLUSIONS**

- Fisher & Paykel Fridge and Freezer
- Miele Dishwasher
- GE Gas Range
- Fisher & Paykel Microwave and Hood
- Washer/Dryer Combo
- All Window Coverings
- All Light Fixtures
- A/C and Furnace Equipment
- TV + Mount in Basement
- EcoBee Smart Thermostat
- 3 Google Nest Protect Wi-Fi Alarms
- Google Doorbell.

#### **EXCLUSIONS**

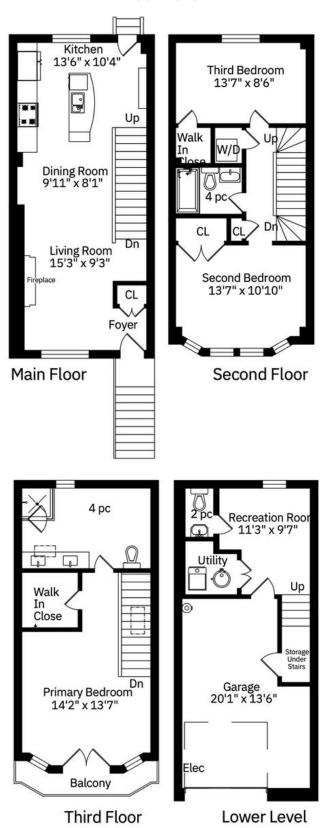
• 2x TVs + Mounts in the Primary Bedroom and Second-Floor Den.

#### **MAINTENANCE FEES**

• \$1,920 annually or semi-annually for driveway and porch snow removal, gardening, laneway lighting, yearly external window cleaning, and sump pumps and storm drains payable to Cottingham Place Neighbourhood Association

# 9 GANGE AVENUE

Floor Plans





### **ELEVATE YOUR EXPECTATIONS**



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