

*1 Le May Road*

1  
Le May  
Road

DAVISVILLE VILLAGE



## Stylish Living in Modern Davisville Home

Welcome to 1 Le May Road, a beautifully renovated two-storey family home in the heart of Davisville Village that is designed for comfortable everyday city living and elegant entertaining. The inviting curb appeal doesn't disappoint, for once inside the foyer of this light-filled open concept main floor, it is clear that this home will suit every need of a modern family.

3 + 1

*Bedrooms*

2

*Storeys*

26ft x 100ft

*Lot Size*

3.5

*Bathrooms*

2

*Parking Spaces*



# Features

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- Beautifully renovated, two-storey home with gorgeous curb appeal on a sunny corner lot
- Welcoming entrance with convenient front hall closet leads to an open concept main floor plan bathed in natural sunlight from morning until night
- Combined living and dining rooms anchor one end of the main floor
- The sunlit culinary kitchen takes centre stage and features a large stone island for food preparation and gathering
- An oversized pantry and custom cabinetry provide ample storage space
- Top-of-the-line appliances will please chefs of all kinds
- The adjacent spacious family room features a fireplace with wall-to-wall custom cabinetry
- French doors open to the perfect back deck and generous patio down a few more steps, perfectly blending an enviable indoor-outdoor living experience. There is also a side door entrance to this level for added convenience
- A chic two-piece powder room is tucked in discreetly off the hallway
- The southeast facing primary suite is private and spacious, and includes a deluxe five-piece ensuite bathroom and multiple closet spaces
- Two generous-sized bedrooms share a five-piece family bathroom with heated floors
- Second floor laundry and a linen closet add convenience and complete this level
- The expansive lower level provides a continuation of the main floor space, with high ceilings, above grade windows and heated floors
- There is a fourth bedroom with an adjoining three-piece bathroom
- Enjoy more storage and a south facing window in the perfect home office or gym space
- A superb recreation room and adjoining playroom are multi-functional and provide double the options for fun and relaxation
- The corner lot invites sunshine into the home and yard from east, south and west exposures
- The back and side yard is fully fenced, with a good-sized deck and large patio providing space for many outdoor activities
- A detached garage that accommodates a larger vehicle has additional storage and can be accessed from the backyard. Bikes and other garden tools can be stored in the attached garden shed
- Located in the popular central Toronto neighbourhood of Davisville Village, this location can't be beat. Steps to Bayview Ave shops and restaurants, TTC, parks, community centre and much more
- Catchment area for the very desirable Maurice Cody school district, with many other private and public schools nearby

**\$9,613.49**

*Taxes (2024)*

**Radiant/Gas**

*Heating*

**TBD**

*Possession*

**Central Air**

*Cooling*

The main level has a functional layout and flow, with the living and dining areas centered around a stunning kitchen equipped with a large stone island, top-of-the-line appliances, ample counter and storage space. A spacious and inviting family room with a fireplace and built-in shelving, also features French doors that lead to the perfect back deck and yard. The integrated indoor and outdoor space is ideal for relaxation, entertaining and family enjoyment. An updated two-piece powder room completes the main floor.

All day sunlight from the east, south and west exposures streams into the second level, as well. The large primary suite is private and enjoys a sumptuous five-piece ensuite bathroom and ample closet space. Two additional generous-sized bedrooms share a five-piece family bathroom. Convenient laundry and linen closets complete this level.

The fully finished lower level with high ceilings and heated floors offers lots of additional living space, including a large recreation and play room, a fourth bedroom with wall-to-wall closets, a three-piece bathroom and the perfect light-filled office space or gym.

The back and side yard is fully fenced, with a deck and large patio to enjoy all day sun from this corner lot. There is convenient access to the large detached garage and driveway from here, along with an attached garden shed for additional storage, bikes, etc.

1 Le May Road is ideally located between vibrant Bayview Avenue and Mount Pleasant Village, with shops and restaurants, TTC, future LRT, parks, community centre and much more nearby. Families will enjoy being in the coveted Maurice Cody school district and within close proximity to other excellent public and private schools.

If you're ready to just move in and enjoy the perfect combination of style, comfort and convenience in a favourite city neighbourhood, this is the home for you!

## 1 LE MAY ROAD

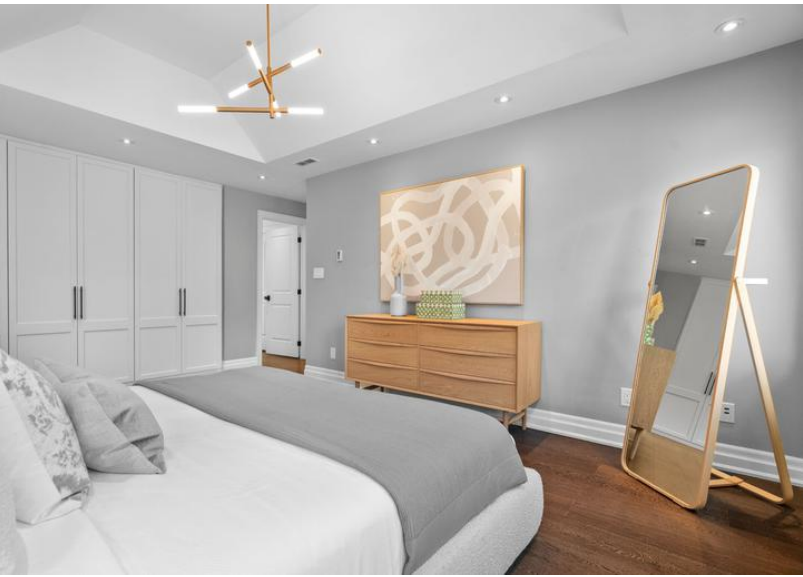
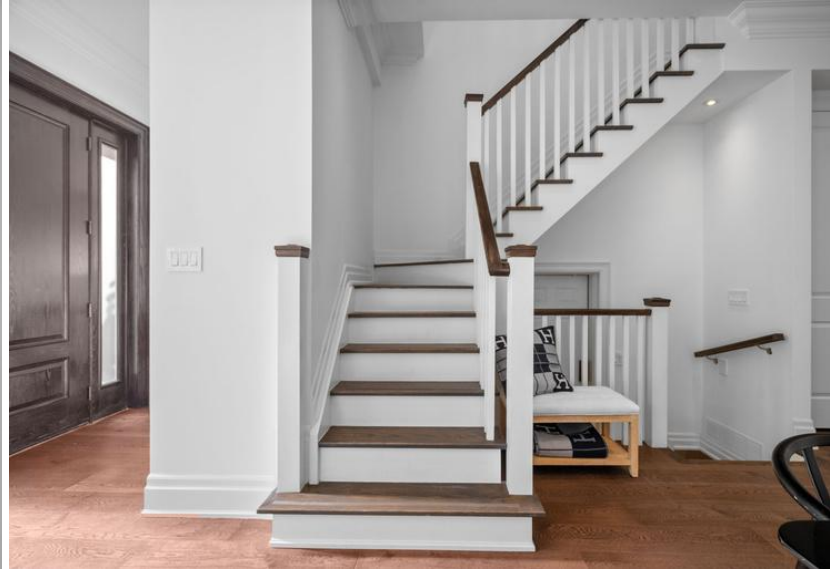




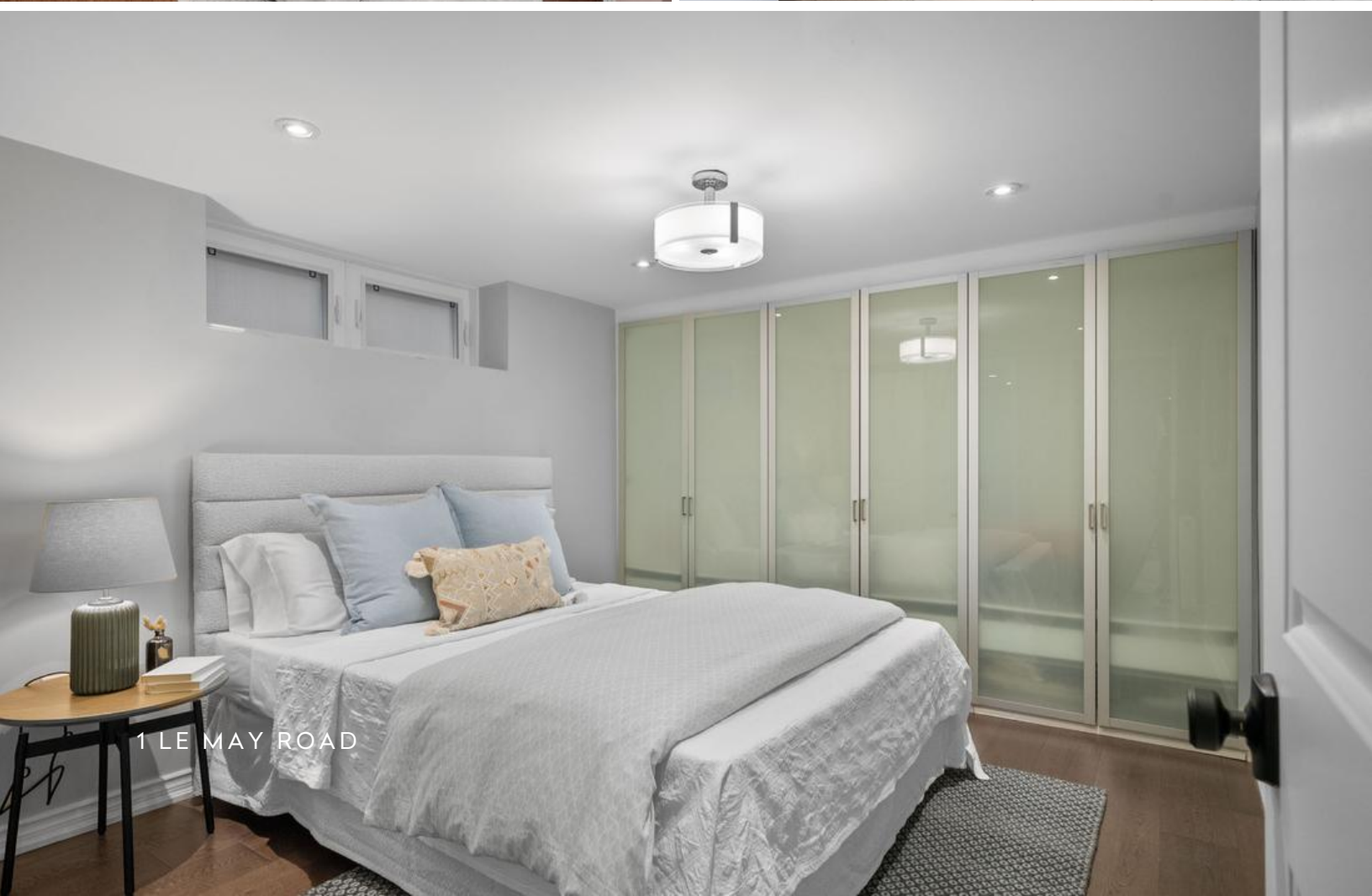


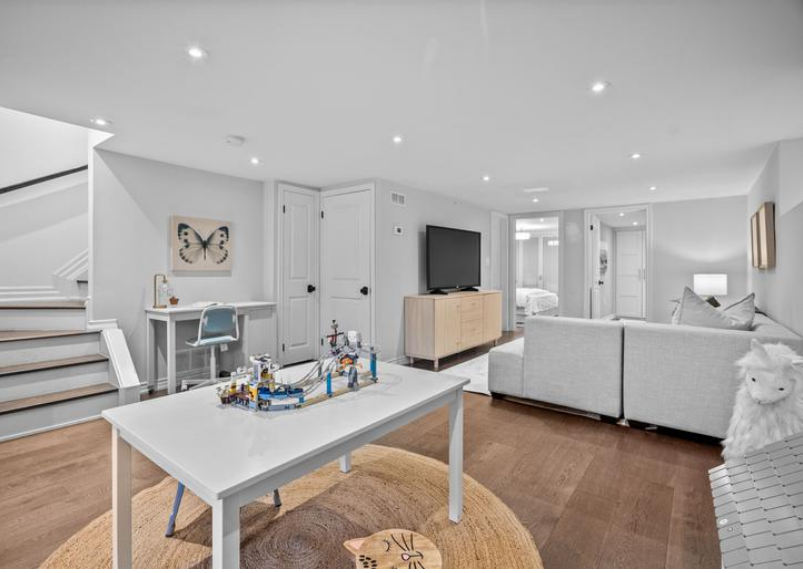


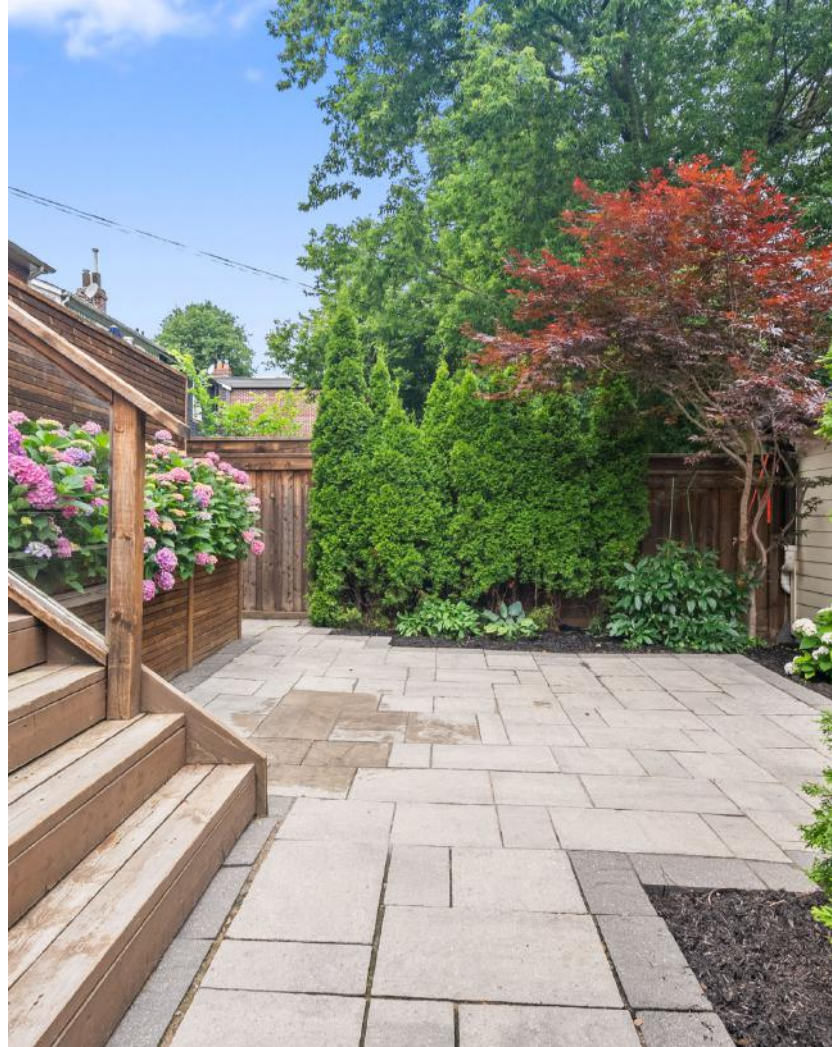
1 LE MAY ROAD











1 LE MAY ROAD

# Inclusions

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## INCLUSIONS

- Wolf SS gas range
- Dacor built-in refrigerator
- Bosch SS dishwasher
- LG washer and dryer on second level
- LG Inverter Direct Drive washer in lower level
- All electric light fixtures
- All window coverings and hardware
- All bathroom mirrors
- Shelving unit in garage
- Central vacuum and equipment
- Hot water tank and air conditioner
- Backyard garden shed attached to garage
- Irrigation system in front yard

## EXCLUSIONS

- Danby freezer in lower level

## IMPROVEMENTS

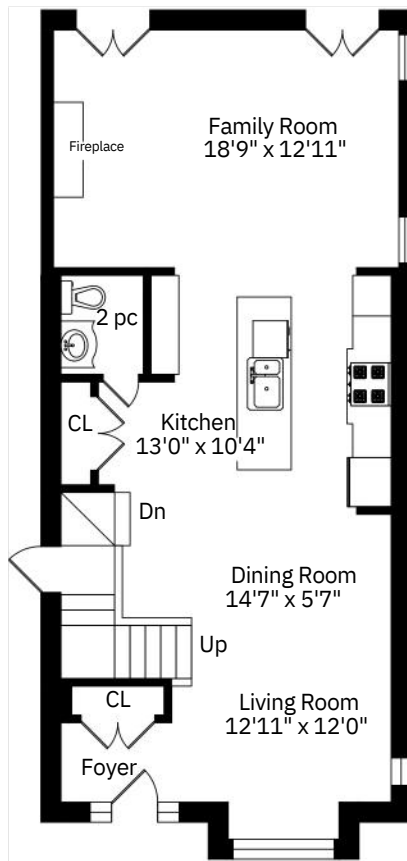
- New Dacor built-in refrigerator (2023)
- Both second floor bathrooms updated - cabinets, counters, LED mirrors, paint (2023)
- Main floor powder room updated - cabinet, counter, LED mirror, paint (2023)
- New washer and dryer - second floor (2023)
- Built-in family room shelving (2022)
- New handles and hardware throughout the home (2022)
- Interior painting - upper two floors (2023)
- New thermostat installed in basement (2024)
- New blackout blinds in primary bedroom and second bedroom (2023)
- New shelving added to main laundry room (2023)



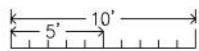
# Floor Plan

  
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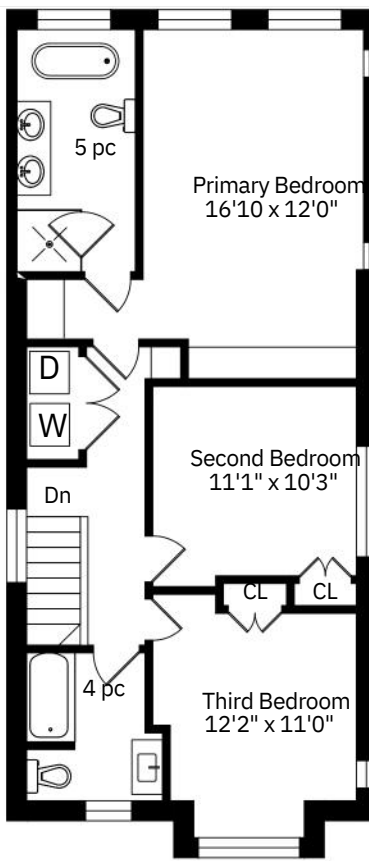
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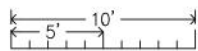
**Main Floor**  
 900 Square Feet



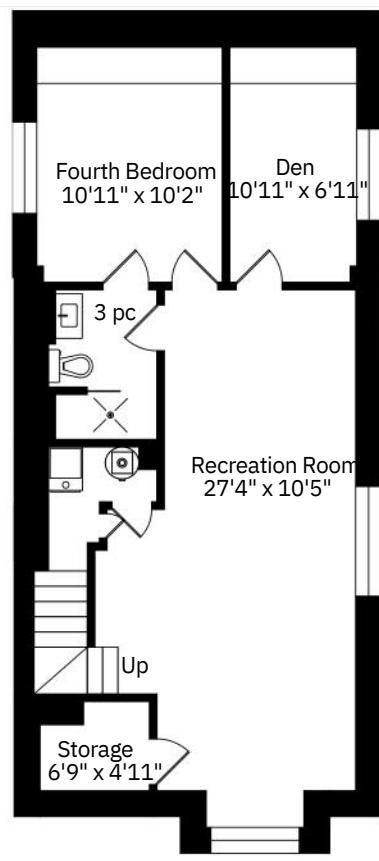
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 To be used as guidelines only



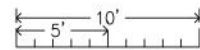
**Second Floor**  
 900 Square Feet



Measurements and Calculations are approximate  
 To be used as guidelines only



**Lower Level**  
 900 Square Feet



Measurements and Calculations are approximate  
 To be used as guidelines only



# HEAPS ESTRIN

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