

WELCOME TO

32 DAVIES CRESCENT



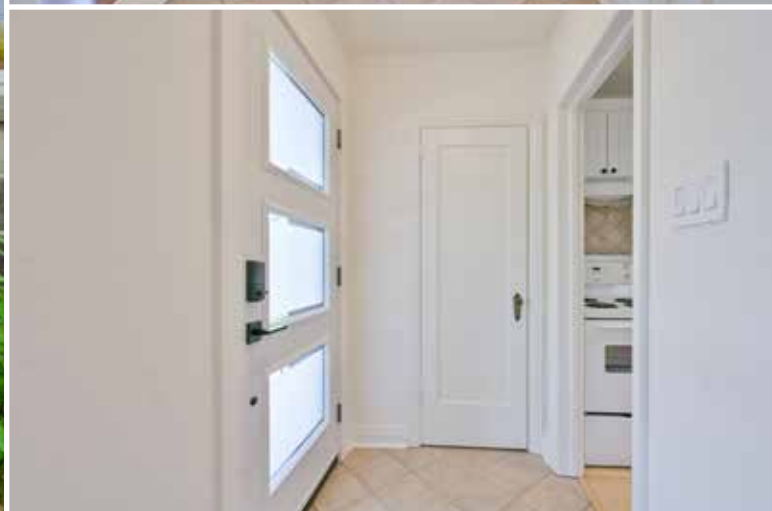
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INTERNATIONAL REALTY

PRESENTED BY: NATASHA OMRIN
REALTOR®, SENIOR VICE PRESIDENT – SALES



A rare offering nestled on one of East York's most coveted streets - Welcome to 32 Davies Crescent. This fully renovated bungalow backs directly onto the ravine & sits on an impressive 35' x 163' lot, offering lush greenery, complete privacy & scenic views year-round. Thoughtfully remodelled in 2025, the home blends modern finishes with timeless charm. Excellent curb appeal featuring a new roof, eavestroughs, exterior doors, select windows & front porch. The main floor offers a sunlit formal living room with an operating gas fireplace & south facing bay window; a spacious dining room with leaded glass windows; & an updated kitchen with granite countertops, freshly updated cabinetry, matte black hardware, pull-out pantry drawers, maple hardwood flooring & new lighting. Two generously sized bedrooms complement the layout, along with a fully remodelled bathroom featuring a sleek floating vanity with built-in drawers,

illuminated mirrored medicine cabinet, rainfall shower head, modern tile work & a glass-enclosed tub. The re-modelled lower-level impresses with oversized above-grade windows & natural light, white oak inspired laminate flooring, a large recreation room with a functional gas fireplace, a home office area, third bedroom, laundry room with built-in cabinetry, & a second renovated bathroom with impressive finishes including a walk-in shower, floating vanity with built-in drawers, new lighting & fixtures, perfect for extended family, guests, or added flexibility. Outside in the backyard enjoy a large patio ideal for entertaining, a shed & a fully fenced backyard with mature trees & serene views. Location is unbeatable! Steps to Coxwell Ravine Park with beautiful trails, Taylor Creek trails, Four Oaks Gate Park & Dieppe Park (ice rink, baseball, splash pad & children's playground). Short walk to shops & restaurants on Danforth, Donlands Subway Station & the future Ontario Line at Pape & Cosburn. Easy access & just minutes to the DVP, Leaside Bridge & the Bayview Extension.





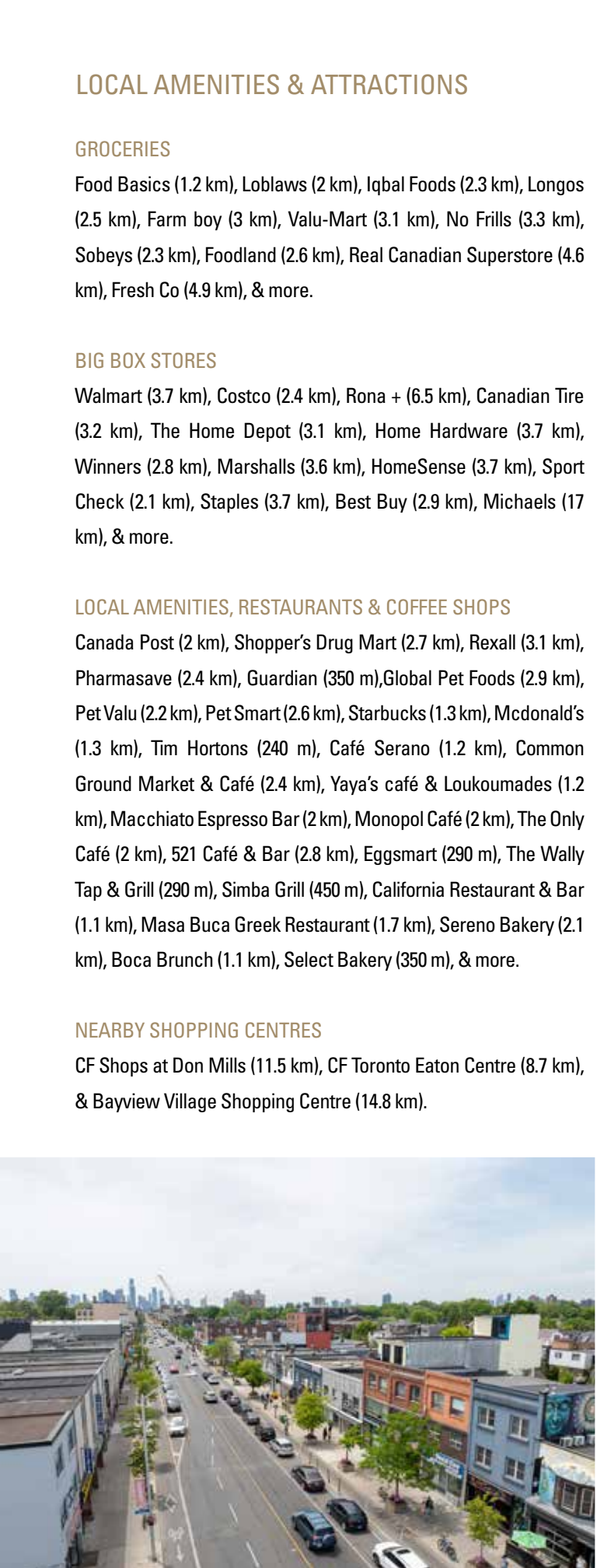












LOCAL AMENITIES & ATTRACTIONS

GROCERIES

Food Basics (1.2 km), Loblaws (2 km), Iqbal Foods (2.3 km), Longos (2.5 km), Farm boy (3 km), Valu-Mart (3.1 km), No Frills (3.3 km), Sobeys (2.3 km), Foodland (2.6 km), Real Canadian Superstore (4.6 km), Fresh Co (4.9 km), & more.

BIG BOX STORES

Walmart (3.7 km), Costco (2.4 km), Rona + (6.5 km), Canadian Tire (3.2 km), The Home Depot (3.1 km), Home Hardware (3.7 km), Winners (2.8 km), Marshalls (3.6 km), HomeSense (3.7 km), Sport Check (2.1 km), Staples (3.7 km), Best Buy (2.9 km), Michaels (17 km), & more.

LOCAL AMENITIES, RESTAURANTS & COFFEE SHOPS

Canada Post (2 km), Shopper's Drug Mart (2.7 km), Rexall (3.1 km), Pharmasave (2.4 km), Guardian (350 m), Global Pet Foods (2.9 km), Pet Valu (2.2 km), Pet Smart (2.6 km), Starbucks (1.3 km), Mcdonald's (1.3 km), Tim Hortons (240 m), Café Serano (1.2 km), Common Ground Market & Café (2.4 km), Yaya's café & Loukoumades (1.2 km), Macchiato Espresso Bar (2 km), Monopol Café (2 km), The Only Café (2 km), 521 Café & Bar (2.8 km), Eggsmart (290 m), The Wally Tap & Grill (290 m), Simba Grill (450 m), California Restaurant & Bar (1.1 km), Masa Buca Greek Restaurant (1.7 km), Sereno Bakery (2.1 km), Boca Brunch (1.1 km), Select Bakery (350 m), & more.

NEARBY SHOPPING CENTRES

CF Shops at Don Mills (11.5 km), CF Toronto Eaton Centre (8.7 km), & Bayview Village Shopping Centre (14.8 km).

NEARBY HOSPITALS

Michael Garron Hospital (2 km), Women's College Hospital (6.7 km), St. Michael's Hospital (8.7 km), Toronto Western (11.6 km), & more.

COMMUNITY CENTRES

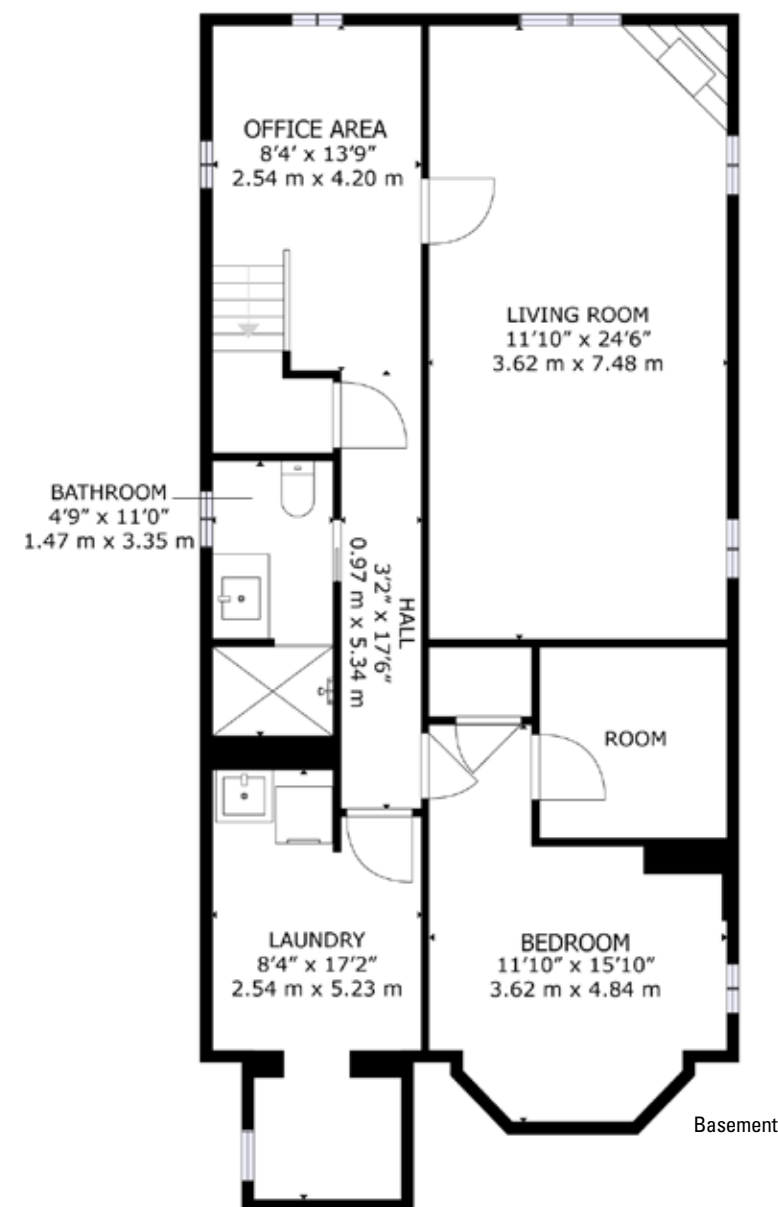
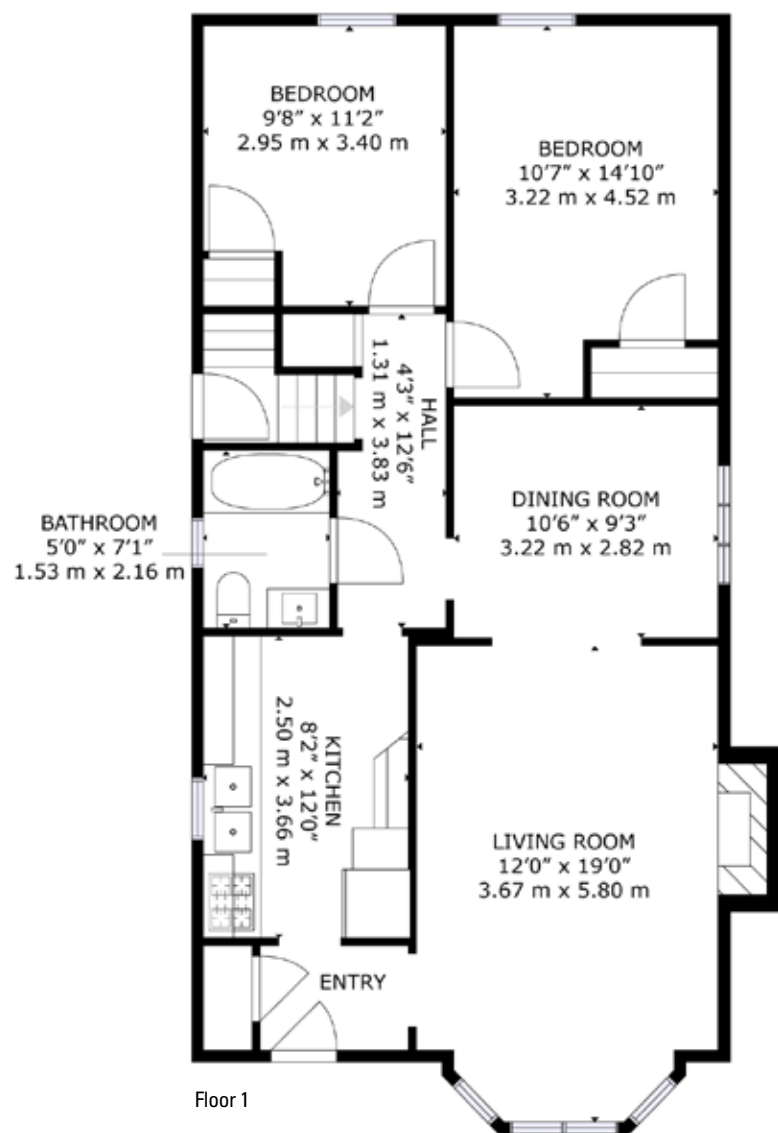
Jenner Jean-Marie Community Centre (2.3 km), East York Community Centre (1.1 km), Earl Beatty Community Centre (2.7 km), Terry Fox Community Centre (3.8 km), Frankland Community Centre (3 km), & more.

NEARBY PARKS

Four Oaks Gate Park (500 m), Dieppe Park (950 m), Cosburn Park (1.3 km), Coxwell Ravine Park (1.4 km), Leaside Park (1.3 km), Gamble Playground (1.1 km), Livingstone Park (1.4 km), Cullen Bryant Park (1.5 km), & Aldwych Park (1.6 km)

SURROUNDING ATTRACTIONS

Woodbine Beach (5.6 km), Cherry Beach (8.9 km), Centerville Amusement Park (11.9 km), High Park (11.8 km), Allan Gardens (6 km), Evergreen Brick Works (3.8 km), Royal Ontario Museum (6.3 km), Art Gallery of Ontario (7.8 km), CN Tower/Ripley's Aquarium (11.9 km), Scotiabank Arena (8.2 km), Yorkville Village (8.5 km), Historic Distillery District (8.5 km), Rogers Centre (12.2 km), Budweiser Stage (14.6 km), The Danforth Music Hall (3.6 km), Toronto Zoo (26 km), Canada's Wonderland (40.5 km), & Casino at Great Canadian Toronto (37.6 km).



SCHOOLS

PUBLIC SCHOOLS

William Burgees Elementary School (Jk to Gr. 5)
 Westwood Middle School (Gr. 6 to Gr. 8)
 East York Collegiate (Gr. 9 to Gr. 12)

CATHOLIC SCHOOLS

Holy Cross (Jk to Gr. 8 with French Immersion offered up to Gr. 7)
 St. Agatha (French Immersion Gr. 8 only)
 St. John Toronto (Extended Frenchy Gr. 5 to Gr. 8)
 St. Patrick Catholic Secondary School (Gr. 9 to Gr. 12)

POST SECONDARY

University of Toronto King's College (8.7 km), Toronto Metropolitan University (8.3 Km), University of Toronto Scarborough Campus (22.2 km), York University (32.3 km), University of Guelph @ Humber College (39.2 km), & Seneca College (13.1 km).

TRANSIT

NEARBY HIGHWAYS

DVP (700 m) & Gardiner Expressway (8.3 km)

TTC SUBWAY

Donlands Station (1.9km), Pape Station (2.4 km), & Greenwood Station (2.5 km).

GO STATION

Danforth GO (4.8 km)

NEARBY BUS STOP

Donlands Avenue @ Elmsdale Road (400 m)

FUTURE TRANSIT

Future (2031) Ontario Line at Pape and Cosburn
 New Leaside Bridge, Pottery Road and Bayview extension will make commuting effortless.

UPGRADES & FEATURES

Interior Upgrades & Features:

- Updated Kitchen (2025): Inclusive of Newly Painted Cabinets with Matte Black Hardware; New Maple Hardwood Flooring; New Black Matte Faucet; New Light Fixture and Undermount Valence Lighting. Additional Features Include Granite Counters, Tile Backsplash and Pull-Out Pantry Drawers.
- Complete Main Floor Bathroom Renovation (2025): Inclusive of New Tile Flooring and Baseboards, Floating Custom Vanity with Soft Closing Drawers and Chrome Faucet; Glass Enclosed Tub/Shower with Chrome Rainfall Showerhead, Handheld Fixture and Wall Niche; Wall Mounted Mirrored Medicine Cabinet with Built-In Light; Toilet; Ceiling Fan; Pot Lights and Frosted Window.
- Complete Basement Renovation (2025): Inclusive of New Laminate Flooring and Baseboards, New Bathroom, New Carpeting in the Basement Bedroom, Lighting and Paint. Additional Basement Features Include Laundry Room with Stackable LG Washer and Dryer (Newer), Built-in Cabinetry and Folding Area; Recreation Room with Fireplace & Cat-5 Wiring; and Large Above Grade Windows Throughout.
- Complete Basement Bathroom Renovation (2025): Inclusive of New Tile Flooring and Baseboards, Floating Custom Vanity with Soft Closing Drawers and Chrome Faucet; Large Walk in Shower with Chrome Showerhead, Handheld Fixture and Wall Niche; Wall Mounted Mirror; Toilet; Fan; Light Fixture and Pot Lights.
- New Light Fixtures Throughout (2025)
- New Pot Lights Throughout (2025)
- Freshly Painted Interior (2025)
- Newer Washer and Dryer
- Red Oak Flooring Throughout Main Floor
- Smooth Ceilings Throughout
- Original Door Handles and Door Casing on Main Floor
- Original Leaded Glass Window in Dining Room

Exterior Upgrades & Features:

- New Roof (Excludes Flat Garage Roof) (2025)
- New Eavestrough and Downspouts (2025)
- New Doors: Front Door, Side Door and Garage Rear Entry Door (2025)

- New Windows: Located in the Two Main Floor Bedrooms & Main Floor Bathroom (2025)
- Freshly Painted Garage Door (2025)
- Updated Front Porch and Associated Items (2025). Inclusive of New Front Door; Refinished Landing & Steps; Freshly Painted Handrail; New Mailbox and House Number.
- Shed Remodel: New Roof and Exterior Stain (2025)
- Fully Fenced Yard with Gate
- Irrigation System

Mechanical Systems:

- Furnace (2018)
- Chimney Liner (2018)
- 100 AMP Electrical Panel
- All Mechanicals are Owned (Furnace, Air Conditioning and Hot Water Tank)
- 2 Operating Gas Fireplaces (Both Serviced in May 2025)
- Garage with Electric Garage Door Opener



INCLUSIONS

- Refrigerator
- Dishwasher
- Stove
- Microwave
- LG Washer and Dryer
- All Light Fixtures
- 1 Medicine Cabinet with Light (main floor bathroom)
- 1 Bathroom Mirror (basement)
- Furnace
- Air Conditioning
- Hot Water Tank (Owned)
- Irrigation System (Front yard and Backyard)
- Garage Door Opener with 1 Remote
- Shed & Storage Desk Inside

EXCLUSIONS

None

RENTAL ITEMS

None

PROPERTY TAX

\$5042.79 (2025)

PROPERTY WEBSITE
www.32Davies.com

Thank You for Viewing Today



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