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INTRODUCING
25 LUNSFIELD CRESCENT

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25Lunsfield.com



Welcome to 25 Lunsfield Crescent, an all brick, 3-bedroom semi-detached home conveniently located in the heart of the sought-after Agincourt community. This home has been lovingly cared for by the same owners for 44 years. Freshly painted with new broadloom flooring on the upper and lower levels, stunning, modern light fixtures throughout and brand new appliances in the kitchen - this home is ready for a new family to move in and personalize it as their own. Step inside the spacious, tiled foyer - complete with a built-in bench, coat closet and 2-piece powder room for guests. The main floor boasts a large, combined living and dining room with plenty of room for gatherings of any size. Enjoy easy access to a fully-fenced backyard with a walk-out from the living room - perfect for enjoying BBQ season with family and friends. The bright kitchen boasts an eat-in area for family meals, brand-new stainless-steel appliances and sight lines to the main living space. Upstairs, you will find the primary bedroom with a walk-in closet and an ensuite bathroom. The remaining 2 bedrooms are both generously sized and are in close proximity to the main 4-piece bathroom. The added living space in the finished basement offers unlimited potential for a playroom, recreation room or home office, and there is plenty of storage space for you to stash away all your seasonal items. There is even a unique built-in wine cellar for the wine enthusiast in your family. 25 Lunsfield Crescent is ideally located, just a 5-minute walk from Woodside Square Mall, complete with Food Basics, McDonald's, multiple eateries, banking, medical offices, LCBO and Shoppers Drug Mart so you have everything you need right at your fingertips. Transit is just steps away at both Finch Ave and McCowan Rd, making commuting a breeze, and the future subway extension to McCowan and Sheppard will be an added benefit once it is completed. Families will love the excellent schools and multiple parks, all located right in the neighbourhood. Now is the time to take advantage of this unique opportunity to own a home with unlimited potential in a great, family-friendly location and neighbourhood.



PROPERTY HIGHLIGHTS



PROPERTY INFORMATION

Taxes: \$3684.50 (2023)

Lot Size (as per Land Registry): Front: 20.02 feet
W side: 110.11 feet
E side: 110.11 feet
Rear: 20.02 feet

Legal Description: PARCEL 1456-1, SECTION M1539 LOT 1456, PLAN 66M1539 SCARBOROUGH, CITY OF TORONTO

Parking: 1 car parking in a private driveway and 1 car parking in the attached single garage

Possession: 30-60 days

Heating/Cooling: Forced air gas furnace and central air conditioning

Electrical: 100 amp service

Rental Items: Hot Water Tank (\$25/month)

Inclusions: Fridge, stove, dishwasher, washer, dryer (as is), electric light fixtures and all window coverings

UPGRADES BY THE CURRENT HOMEOWNER INCLUDE:

- New broadloom throughout (2024)
- New stainless-steel appliances (2024)
- Updated electric light fixtures (2024)
- Interior painting (2024)

A pre-list home inspection was provided by Tom Woolley from The Home Check on January 9, 2024. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's discretion.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers and sellers currently under contract with another brokerage.