

# Jill's TEAM

YOUR REAL ESTATE CONCIERGE 

# Jill's

Introducing  
26 PRINCEWAY DRIVE

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[26Princeway.com](http://26Princeway.com)



# ABOUT THE HOME

Welcome to this meticulously maintained, renovated and updated 3+1 bedroom bungalow in the Wexford area of Scarborough. With stunning curb appeal featuring mature trees and professionally landscaped gardens, this residence is spotless inside and out. This home is truly turn-key, with quality finishings throughout. The main floor features a formal living and dining room with hardwood flooring and beautiful picture windows to let in abundant natural light. There is a gas fireplace to add a cozy ambiance to family game nights or quiet evenings with a good book. The eat-in kitchen has been updated with stainless steel appliances, stone countertops, white cabinetry, and custom inserts. All three bedrooms have hardwood floors and California shutters and share the main bathroom with a deep soaker tub and built-in shelving. A separate side entrance adds convenience for potential dual-family living. It leads to the finished lower level, complete with a large, bright living area perfect for a family room and a built-in wall unit offering tons of storage space. There is also an additional room perfect for a home office, a convenient 3-piece washroom with a walk-in shower and a full laundry room, which could be converted to a second kitchen. A workshop and cold room complete the lower level of this lovely home.



# PROPERTY INFORMATION

**Taxes:** \$ 4064.27 (2023)

**Lot Size (as per Survey):** Front: 43.68 feet  
Depth: 117.68 feet

**Legal Description:** PCL 6683 SEC SCARBOROUGH LOT  
375, PLAN M646 SUBJECT TO LT555751  
SCARBOROUGH, CITY OF TORONTO

**Parking:** 1 car parking in attached single garage  
2 car parking in private driveway

**Possession:** 30-90 days

**Heating/Cooling:** Forced air gas furnace  
Central air conditioning

**Electrical:** 100 amp service

**Inclusions:** Stainless Steel Fridge (2023), Stove, Dishwasher, Washer and Dryer(2023), Basement Fridge, Chest Freezer, Shelves in Utility Room, Mirror above Gas Fireplace, All Window Coverings,

All Electric Light Fixtures, Sofabed in Basement, Wall, Mounted Headboard in bedroom, Outdoor Furniture & Gazebo, Garden Shed, Garage Door Opener & Remote(s), Irrigations System.

## UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Washer and Dryer (2023)
- Interior painting in some rooms (2024)
- Updated some electric light fixtures (2024)
- Roof Shingles (2021)
- Flagstone washed and resealed (2023)
- Backyard Fence (2018)
- Hardwood and Slate flooring on Main Floor (2006)
- Gas Fireplace renovation (2006)

# ABOUT THE COMMUNITY

Nestled in the heart of the Wexford neighbourhood of Scarborough, this home is close to everything you could ever need. The area has excellent schools at all levels for families with young children and is a 3-minute walk from nearby Maryvale Park, featuring a pool, splash pad, playground and sports fields. Commuting is easy, with the nearby TTC just a five-minute walk in either direction and the 401 a short 5-minute drive away. Nearby, Parkway Mall provides essential amenities like Metro, banking, McDonalds, Tim Hortons, Shoppers Drug Mart, LCBO, and many other shops and eateries. This community perfectly combines the convenience and recreational opportunities needed for comfortable living.

A pre-list home inspection has been provided by Tom Woolley from The Home Check on March 13, 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 own 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.