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INTRODUCING 51 GARBUTT CRESCENT

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51Garbutt.com



ABOUT THE HOME

Welcome to this bright and spacious 3-bedroom detached home located on a quiet street close to transit, schools and amenities in the heart of Etobicoke. With fresh paint throughout and new broadloom on the upper level, this home is move-in ready and perfect for a young family or empty nesters alike. The main floor includes a combined living and dining room with a walk-out to your private, fully fenced yard backing onto green space that is connected to Centennial Park. The updated kitchen boasts an eat-in area for casual meals, stone countertops and overlooks the backyard. The main floor also features a convenient 2-piece powder room, perfect for guests and a second walk-out to the side yard. Upstairs you will find 3 good-sized bedrooms including the unique primary bedroom with a fireplace, a walk-in closet and a dressing room connecting the bedroom to the main washroom. The lower level is unfinished with unlimited potential to create more usable living space to meet your personal needs. There is plenty of room to park in the attached single car garage and private driveway.



PROPERTY INFORMATION

Taxes: \$3797.76 (annual in 2023)

Lot Size: Front: 27.54 feet
(as per Geowarehouse) Depth: 90.34 feet

Legal Description: Pcl 311-2, Sec M1861; Pt Lt 311, Plan M1861, Part 22 & 23, 66R12633, S/T Pt 23 66R12633 In Favour of Pt 24 66R12633 As In A936939 T/W Pt Lt 310, PI M1861 Pt 21 66R12633 As In A936938; Etobicoke, City of Toronto

Parking: 1-car parking in garage
1-car parking in private driveway

Possession: 30-90 days

Heating/Cooling: Forced air gas furnace
Central air conditioning

Electrical: 100 amp service

Inclusions:

Fridge, stove, dishwasher, range hood, microwave, washer, dryer, window coverings, electrical light fixtures, garage door opener/remote, basement fridge

UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Interior painting throughout home (2024)
- New broadloom throughout home (2024)
- New vinyl flooring in entryway & bathrooms (2024)
- Upgraded modern light fixtures (2024)
- New ceiling lighting in 3 upstairs bedrooms (2024)
- New white decora light switches installed throughout home (2024)
- Roof (2017)

ABOUT THE COMMUNITY

51 Garbutt Cres is conveniently located within walking distance to many key amenities in the Centennial neighbourhood of Etobicoke. The local plaza features stores such as Starbucks, Tim Horton's, BMO, a walk-in clinic and pharmacy. Everyone will benefit from a healthy lifestyle with Centennial Park located practically in your back yard. There you will find a BMX bike park, ball diamond, bike trail, cricket pitch, wading pool and Centennial Park Hill for snowboarding and skiing. Your family will love enjoying the outdoors all season long with everything the park has to offer. Commuting is quick and easy with both the 401 and the 427 close-by and a short walk to the nearest TTC stop with access to Renforth Station. For those who need the GO Train, the nearest station is just 12 min away. Jet setters will also enjoy having Toronto Pearson International Airport just 9 min away!

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.