



INTRODUCING
7 NOTLEY PLACE

JILL
FEWSTER-YAN
BROKER

ERIN
GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

7Notley.com



ABOUT THE HOME

Set on a fabulous ravine lot overlooking the serenity of Taylor Creek Park, 7 Notley Place offers the perfect combination of city living and proximity to nature, with easy access to amenities and transportation without sacrificing the tranquillity of green spaces. This spacious and solidly built home awaits its next transformation, providing you with the canvas to create your dream home on a sought-after street that features a mix of original and rebuilt homes. There is so much to love in this charming, 3-bedroom, 3 bathroom home. The main floor features a large living room with a separate, formal dining room that will be the centrepiece of many family celebrations. There is a walkout from the living room to the elevated deck with plenty of room for summer BBQ's and entertaining friends and family while listening to the birds and the babbling creek below and relishing the privacy of having no neighbours behind you. A family room and a full washroom complete the first level of this home. Upstairs, you will find the large primary bedroom with a sitting area, walk-in closet and a convenient 2-piece bathroom. The remaining 2 bedrooms share the main washroom. The lower level of the home is partially finished but holds unlimited potential as an income property with a walkout to the fully fenced backyard. Let your imagination make this home into the home of your dreams!



PROPERTY INFORMATION

Taxes:	\$7617.83 (annual in 2024)	Parking:	1-car attached garage 2-car parking in private driveway
Lot Size: (as per GeoWarehouse)	67.58' x 134.83'	Possession:	30-90 days
Legal Description:	PCL 35-1 SEC M630; PT LT 35 PL M630 EAST YORK; PT LT 36 PL M630 EAST YORK COMM AT THE S ELY ANGLE OF SAID LT 36; THENCE N WLY ALONG THE WLY LIMIT OF NOTLEY PLACE 67 FT 7 INCHES MORE OR LESS TO A POINT IN THE N ELY LIMIT OF LT 35 DISTANT 26 FT CHORD MEASUREMENT NLY THEREON FROM THE SE ANGLE OF SAID LT 35; THENCE S WLY IN A STRAIGHT LINE 111 FT 3 INCHES MORE OR LESS TO A POINT IN THE S WLY LIMIT OF SAID LT 35 DISTANT 32 FT MEASURED N WLY THEREALONG FROM THE SW ANGLE OF SAID LT 35; THENCE S ELY ALONG THE REAR LIMITS OF LTS 35 AND 36 - 67 FT 3 1/4 INCHES MORE OR LESS TO A POINT IN THE S WLY LIMIT OF SAID LT 36 DISTANT 12 FT 10 1/4 INCHES N WLY THEREALONG FROM THE SW ANGLE OF SAID LT 36; THENCE ELY IN A STRAIGHT LINE 140 FT 6 INCHES MORE OR LESS TO THE POB; TORONTO , CITY OF TORONTO	Heating/Cooling:	Forced air gas furnace Central air conditioning
		Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, all Window coverings (excluding staggers' drapes). Electrical light fixtures, Garage door opener and remote(s). All chattels and inclusions are in "as is" condition.

ABOUT THE COMMUNITY

7 Notley Place is situated in the O'Connor-Parkview neighbourhood of East York, offering a convenient location to enjoy a myriad of shops and restaurants along the Danforth, while also being nestled in a quiet community that is free from traffic and noise. Commuting is easy with access to the Bloor-Danforth subway line or the GO Train at Main Station for quick trips Downtown. Right outside your front door, a convenient cut-through leads to the trails of picturesque Taylor Creek Park, where nature lovers can enjoy the option of extending their outdoor living space beyond their backyard. Just a short 12-minute walk along the park trail will take you to Stan Ludlow Park where you will find ball diamonds, a sports field, children's playground and splash pad, skate park and an off-leash dog park. With great schools and a public library close by, you will have everything you need to enjoy life in the city at 7 Notley Place!

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