

25 Wyndcliff Crescent

NORTH YORK, ON

Sotheby's

Canada



### 25 WYNDCLIFF CRESCENT

Attention first time home buyers, investors, renovators, professionals and end users! An exceptional 31.48 X 125 foot lot located in Victoria Village. This meticulously maintained home is tucked away on a quiet, peaceful and charming street. Formal living and dining room, great for entertaining. Three generous sized bedrooms, a separate side entrance, finished basement and a must-see private backyard oasis. Detached garage, private driveway, walk-out to the backyard and even a full second kitchen in the lower level. Can be used as a two family home with one family on the main floor and second on the lower level or turn the lower level into a nanny suite. The possibilities are endless! Surrounded by many beautiful parks, ravines and close to amazing schools, shopping centres and amenities. Just minutes to the 401, DVP and public transit. A fantastic opportunity awaits!





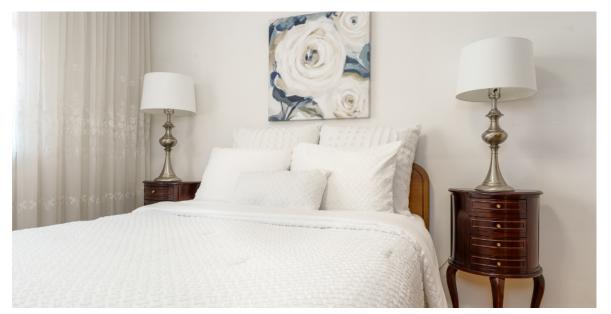








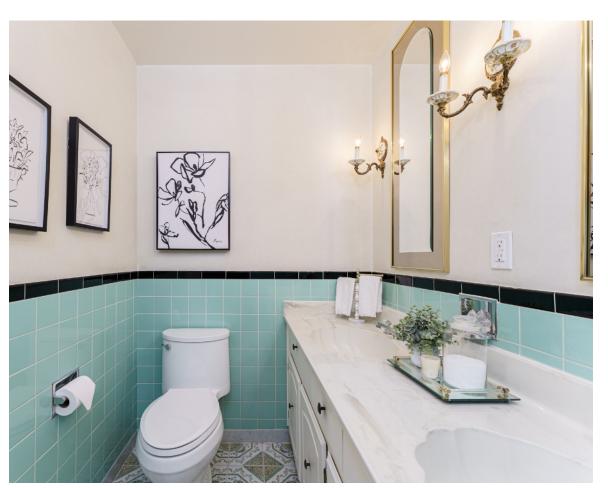


























## Details of the Home

• Lot: 31.48 X 125 feet

• Taxes: \$3,951.01/2023

• Heating: forced air gas

• Cooling: central air

• Bedrooms: 3+1

• Bathrooms: 2

• Driveway: Private

• Garage: Detached

# **Exclusions:**

• Chandelier over the dining room table.

## Inclusions

- Moffat stove
- Moffat Fridge
- GE Washer & dryer
- Panasonic microwave
- Woods Fridge
- Jenn-Air stove
- Kenmore dishwasher
- Beaumark fridge.

#### 25 WYNDCLIFF CRESCENT

Main Building: Total Exterior Area Above Grade 1114.80 sq ft



**Main Floor** Exterior Area 1114.80 sq ft



Exterior Area 1105.69 sq ft



GREAT CARE AND EQUIPMENT IS USED TO GENERATE
DIMENSIONS, LAYOUTS AND DETAILS BUT THEY ARE ALL APPROXIMATE AND NOT 100%.
BUYERS SHOULD VERIFY THEIR OWN MEASUSEMENTS AND LAYOUTS.
THESE PLANS ARE FOR DEMONSTRATION PURPOSES ONLY.













**ADAM PARSONS** 

Broker

416.804.9589 adam.parsons@sothebysrealty.ca



SIERRA PARSONS

Sales Representative

416.804.1448 sierra.parsons@sothebysrealty.ca



**BIANCA PARSONS** 

Sales Representative

647.993.2991

bianca.parsons@sothebysrealty.ca

ADAM PARSONS



#### AdamParsons.ca

© 2021 Sotheby's International Realty®. All Rights Reserved. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Sotheby's International Realty Canada, Brokerage. Real estate agency. Independently Owned & Operated. E.&O.E.: It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.