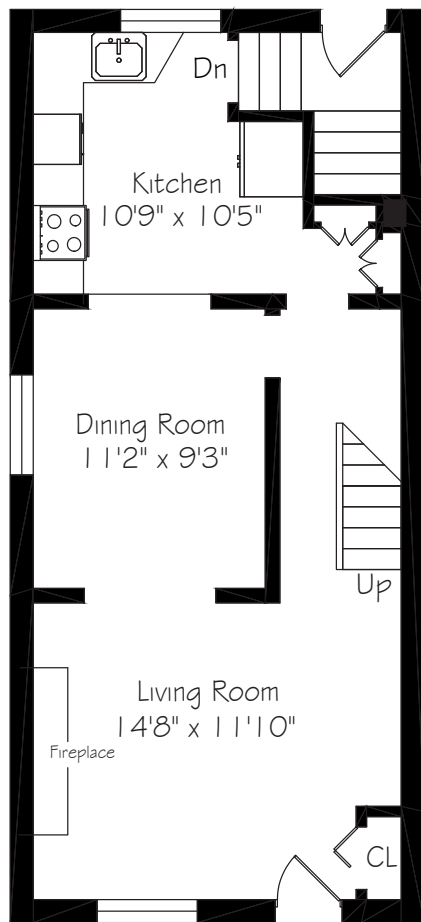
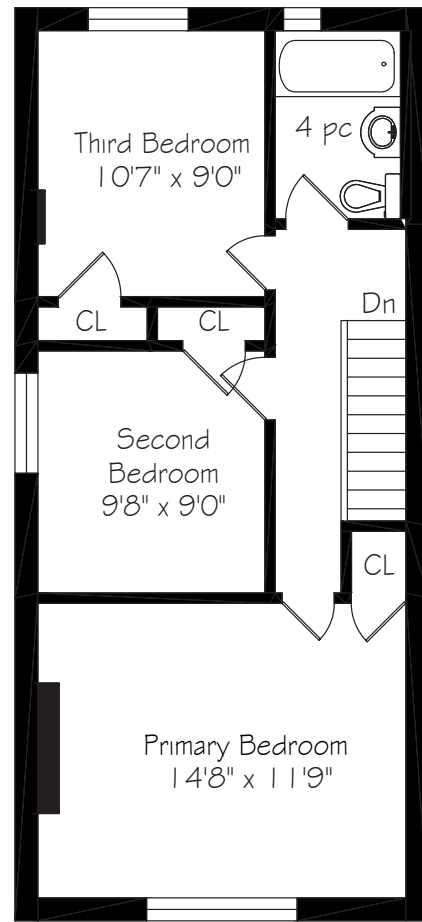
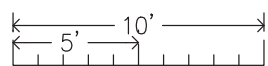


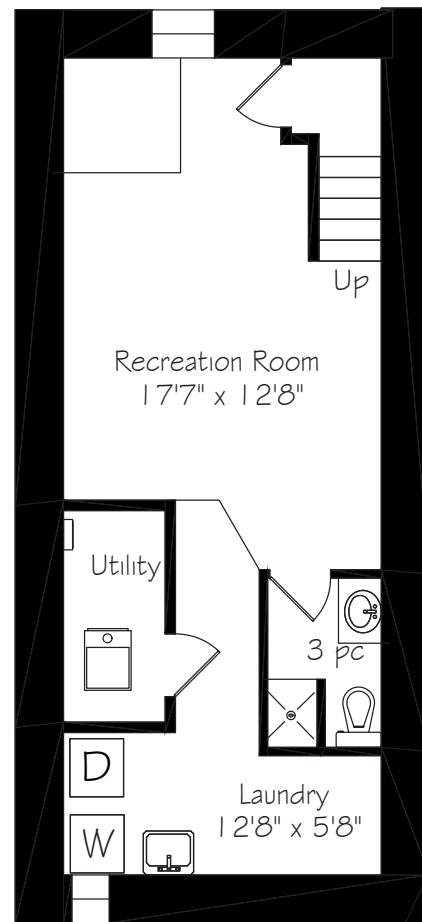
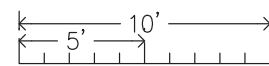
— WELCOME TO —  
*75 Gainsborough Road*



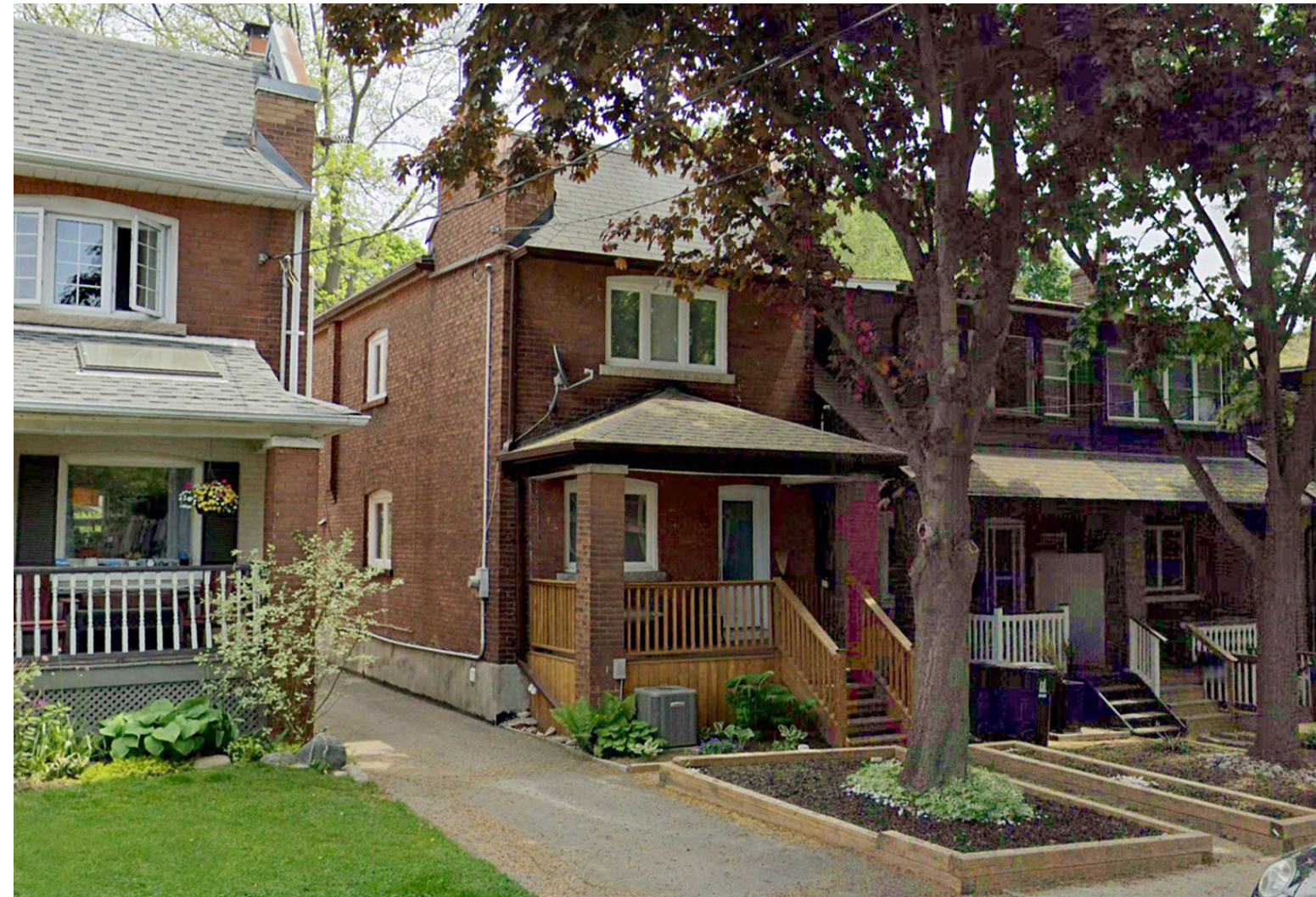
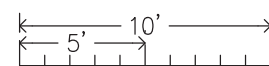
Main Floor  
584 Square Feet



Second Floor  
584 Square Feet



Lower Level  
584 Square Feet



**LOT SIZE:** 20.48 x 120 Feet

**BEDROOMS:** 3

**PARKING:** Mutual drive with detached garage

**TAXES:** \$4,784.23/2021

**BATHROOMS:** 1x4, 1x3

**POSSESSION:** April/TBA

For more photos & information on this property

**SCAN HERE**



EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as 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.

[www.75Gainsborough.com](http://www.75Gainsborough.com)





## SPECIAL FEATURES

- All windows & exterior doors '19
- Roof '21
- Central air conditioning '19
- Furnace '19
- Tankless hot water system '19
- 100 amp service

## EXTERIOR

- Mature Maple tree
- Covered wooden porch with double railing '19
- Mutual driveway

## BACKYARD

- Detached garage
  - Roof '16
  - Siding '16
- Raised wooden deck '20

## FOYER

- Open concept
- New frosted glass exterior door '19
- Coat closet door '19
- Hardwood flooring '19
- Raised garden boxes

## HALLWAY

- Hardwood flooring '19
- Built-in storage nook

## LIVING ROOM

- Open concept
- Hardwood flooring '19
- Wood burning fireplace 'as is' with brick surround & wooden mantle
- Picture window with California style blinds
- Overlooks front garden

## DINING ROOM

- Pot lights
- Hardwood flooring '19
- Picture window with California style blinds
- Pass-thru to Kitchen with breakfast bar

## KITCHEN

- Walk-out to back deck & garden
- Overlooks back garden
- Two built-in double door floor-to-ceiling pantries
- Soft close cabinetry
- Porcelain flooring
- Ceramic tile backsplash
- Stainless-steel sink
- Pot lights
- Custom built-in tray storage
- Motion sensor under cabinet lighting
- Ikea built-in microwave '19
- Samsung stove '19
- LG built-in dishwasher '19
- KitchenAid bottom mount French door fridge '19

## 2ND LEVEL

- Skylight '21
- Hardwood flooring '19
- Pot lights
- Plate rail

## PRIMARY BEDROOM

- Ceiling fan
- Hardwood flooring '19
- Closet
- Overlooks front garden

## BEDROOM

- Hardwood flooring '19
- Closet
- Pot lights

## 4 PIECE BATHROOM '17

- Built-in storage cabinet
- Deep soaker tub
- Overlooks back garden
- Porcelain flooring

## BEDROOM

- Hardwood flooring '19
- Overlooks back garden
- Closet
- Pot lights on dimmer switch

## LOWER LEVEL

### RECREATION ROOM '19

- Laminate flooring
- Pot lights
- Above-ground window
- Storage under stairs & access to sump pump '19
- Danby freezer
- 100-amp service

### 3 PIECE BATHROOM

- Walk-in shower
- Porcelain flooring
- Vanity with built-in storage
- Mirrored built-in storage cabinet

## UTILITY ROOM

- Furnace '19
- Tankless hot water system '19

## LAUNDRY ROOM

- Pot lights
- Porcelain flooring
- Storage cabinet
- Oversized laundry sink
- Access to water shut-off
- LG washer & dryer '19

## IN YOUR NEIGHBOURHOOD

- Amazing shops & Restaurants on Gerrard, The Danforth & Queen Street East
- Moncur Park with playground & baseball diamond
- Lazy Daisy's Café
- Sanagan's Meat Locker
- The Pantry Fine Cheese & Specialty Food
- Lake Inez Restaurant
- The Swag Sisters Toy Store
- Goodlife Fitness
- No Frills Grocery
- LCBO
- Monarch Park with playground, stadium, swimming pool, ice rink & off-leash dog park
- TTC
- Beaches Cinema
- Woodbine Park with walk trails, playground & greenspace
- Woodbine Beach
- Bowmore Road Junior and Senior Public School (includes French Immersion)
- Monarch Park Collegiate Institute
- Danforth Collegiate & Tech Institute
- Duke of Connaught Junior & Senior Public School (Junior extended French Program & Middle Immersion)
- St. John Catholic School