



44 MONTYE AVENUE

44MontyeAve.com



A Star is Born on Montye Ave

3 BEDROOMS
5 BATHROOMS



This stunning 3-storey, detached home is destined for big things, like your growing family! Completely renovated only a few years ago, 44 Montye Ave is the true definition of turnkey. No worry of the common problems that plague older homes, this one has been refinished from top to bottom. A spacious and gracious living space with three oversized bedrooms, five bathrooms, huge basement and a double garage - there are absolutely no compromises here.

A sizeable front entry greets you with large double closets, a powder room and a large bench area. Step inside the open concept main floor with sight lines straight through to the fresh backyard, this main entrance truly tells the story of the home in one breath. With high ceilings, modern pot lights and beautiful warm toned distressed hardwood, the feeling of home has never felt so good.

ALL MY ANGLES ARE GOOD ANGLES!

Home is where the heart is and this home's heart, the kitchen, is located right in the centre of the house. With views into the dining room and a walk out to the backyard. Keep it cozy in the colder months with a statement fireplace in the living room and keep it breezy in the summer months with French doors open to the backyard.

With 3 storeys of thoughtful design, find harmony in the luxury of three perfect bedrooms spread across 2 floors with more space than many other homes will offer. The second-floor features 2 large bedrooms, with oversized closets, gorgeous picture windows and each has its own ensuite. Steal away to the third floor to your very own elegant penthouse suite, a true parent's retreat.

From a large, open staircase in the kitchen, access the fully underpinned dynamic basement space. Comfortable and inviting, there is plenty of space here to make your own private screening room.

YOUR NEW HOME BEHIND YOUR HOME!

The modern and newly landscaped backyard comes complete with quality hardscaping and pavers, ensuring every square inch is maximized and useable and offering multiple zones including a large outdoor seating area, plus a dining area beneath a stunning pergola.

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THE DETAILS

Possession Date: TBD

Property Taxes: \$7,362.02 / 2022

Lot Size: 20 x 120 feet

Neighbourhood: Upper Bloor West Village

Year Built: 1914

Type: Detached

Style: 3-Storey

Basement: : Fully finished with high ceilings



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