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26 ORMSKIRK COURT

Welcome to your exquisite family dream home in Swansea Village. Meticulously maintained 3 bedroom and 3 bath home with numerous renovations. Nestled in an idyllic setting surrounded by lush greenery, backing onto a park on a child friendly, quiet cul de sac.

ELEGANCE AND STYLE

The sun filled and expansive living and dining areas have a double glass door walkout to a two level deck, and overlook beautiful greenery in all directions. Open concept and airy, and enhanced with pot lighting, the living room and dining room are perfect for large family gatherings and entertaining.





26 Ormskirk Court

MODERN KITCHEN

The family sized kitchen features an abundance of cabinets and a double sliding glass door walkout to a balcony, that is the perfect place to enjoy your morning coffee.

The premium LG French door fridge and LG stove are brand new.

Sleek and durable, German white oak luxury laminate plank floors offer a seamless quality to the entire main floor.



FAMILY ROOM / MEDIA ROOM

A leaded glass door opens to an almost above ground room with a large picture window, and raised engineered bamboo flooring for cozy warmth, while enjoying your favourite TV show or movie.

Pot lighting enhances this large room that can be sectioned off to provide ideal work at home space.



DREAMY BEDROOMS

The oversized master bedroom overlooks the beautiful park, and features a deep double closet and renovated 2 piece ensuite. Refinished hardwood floors are throughout the second level.





The large renovated 4 piece bath has a glass enclosed separate shower, shower tower, as well as a deep tub to luxuriate in.

A designer vanity with built in cabinetry is not only stylish but offers an abundance of storage.



GARDENS

The front gardens are beautifully manicured and with interlocking brick walkways. A door under the front porch offers convenient out of the way storage for bins and garden tools.

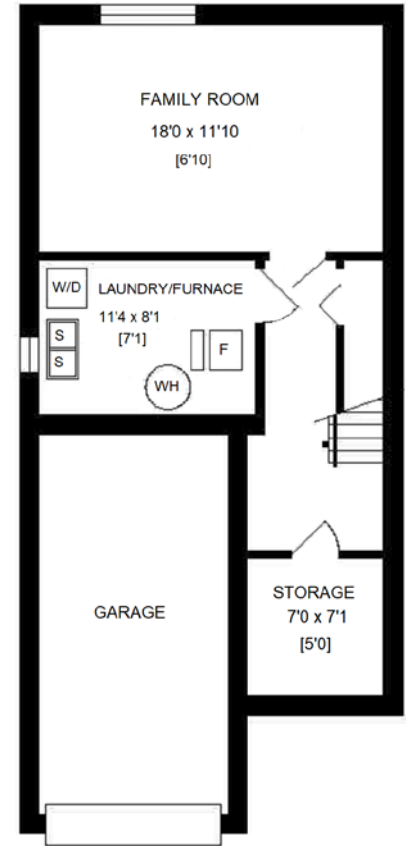
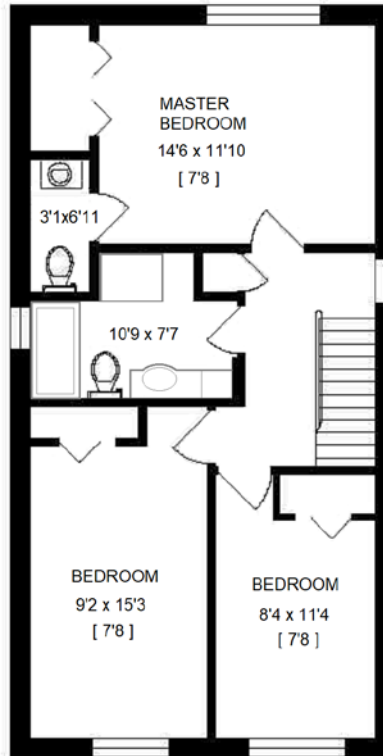
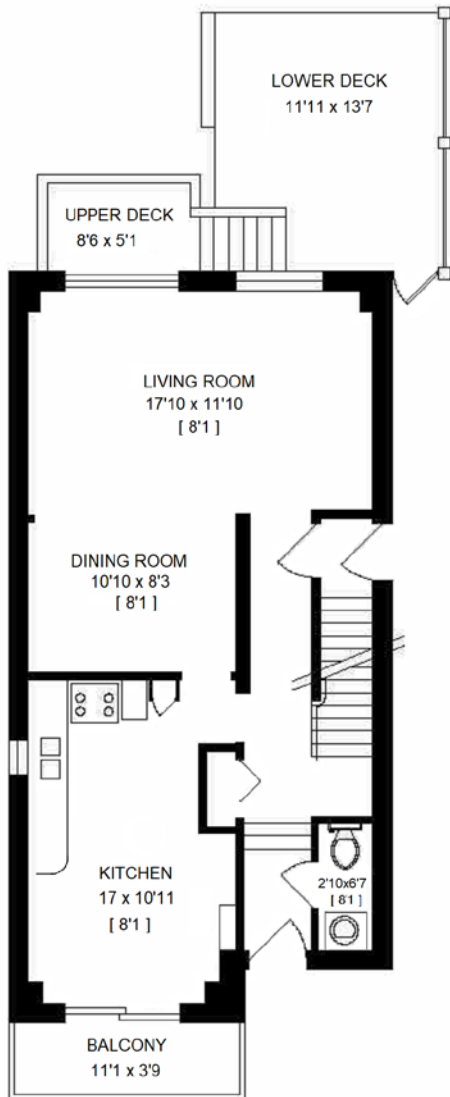
The rear yard is gated and fenced and features a bi level deck that is perfect for family lounging or barbecuing.





SPECIAL FEATURES

- Existing electrical light fixtures
 - Pot lighting
 - Gas hot water tank is owned
 - Central vac
 - Mirrored closet doors in hallway
 - Brand new LG French door fridge
 - Brand new LG range
 - Washer & dryer
 - Gas line in kitchen
 - New German made luxury laminate (30 year guarantee, 12mm thick, moisture guard core)
 - Refinished oak floors on second floor
 - Raised engineered bamboo floors in lower level
 - High end tilt windows in Living room and bedroom
 - Many upgraded windows that open inward for easy cleaning
 - Roof 2012
 - New insulated garage door
 - 3 renovated baths
 - Main bath with separate glass shower with shower tower, extra deep tub, custom vanity with extra storage shelving
 - Interlocking brick walkways
 - Bi level deck
 - 2 sliding glass door walkouts
 - Fenced and gated yard
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This sought after location in Swansea is just steps from the waterfront and the Martin Goodman trails, with quick access to the north Humber River trail and south to the Lake Ontario Trail. High Park and Grenadier Pond are just a couple of blocks away too. The shops and restaurants of Bloor West Village are about a 20 minute walk, or a quick bus ride to Runnymede Subway (just 2 traffic lights away).

Convenient on ramp to the Gardiner Expressway takes you downtown in 10 minutes and the airport in 15.

Swansea Public School and St Pius Catholic School (with bus option), and Humberside Collegiate are the local schools.

This home is truly in the perfect location for families, nature enthusiasts and even pets!



DAIVA DALINDA

Broker

Royal LePage Real Estate
Services Ltd. Brokerage

Direct: 416.919.1738
Office: 416.236.1871
ddalinda@dalinda.net
Dalinda.com



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