



Russell  
REAL ESTATE

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27 Gough Avenue



## Welcome to 27 Gough Avenue

Move right in to this turn-key, prime Riverdale family home at one of the most convenient addresses in the city!

A freshly landscaped yard welcomes you into this bright and airy home. Meticulously maintained with generous storage throughout including a custom-built entryway to neatly organize and hide winter gear!

The combined open concept living and dining room is fit for entertaining. The bright and spacious kitchen has a walkout which leads to the maintenance free, sun-filled, tranquil backyard oasis. Watch your kids play as you cook in the kitchen! The rare main floor powder room and large all cedar deck make for perfect al fresco dining and entertaining.

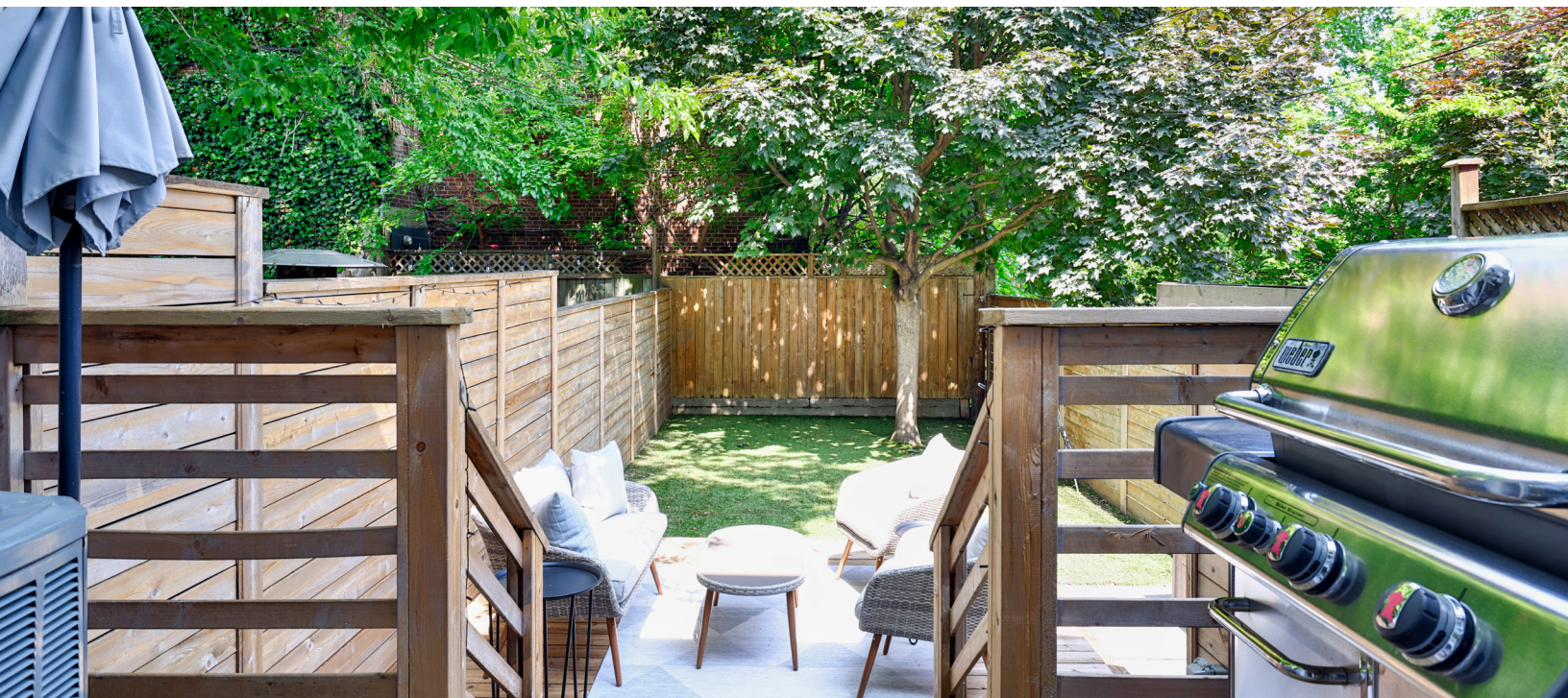
The second floor is flooded with natural light from three skylights leading to three generous sized bedrooms with built-in closets and a renovated four piece bath. The primary room is king sized with wall-to-wall closets and a beautiful bay window.

Finished lower level with large rec space, enormous storage/utility room, above grade windows and separate entrance.

Parking is convenient 24 hour permit only street parking. The location cannot be beat! Literal steps to Withrow Park, Frankland School, Shopping, Restaurants, TTC & Upcoming Ontario Line.

The home has also been lovingly cared for and maintained. The walls have been professionally painted throughout, new broadloom on the second floor, a newer roof, dry waterproofed basement and many smart-home features throughout. This home is not to be missed!! A true Riverdale Gem.









## Additional Information

**Property Tax:** \$5,042.82 (2022)

**Inclusions:** Fridge, Bosch dishwasher with water softener, Microwave, Washer & Dryer, Stove, All Electric Light Fixtures, Broadloom Where Laid, Hallway Cabinet On Second Floor, Built-In Closets in All Three Bedrooms, Ring Smart Camera, Ecobee Smart Thermostat, Outdoor Umbrella and Storage Chest, Lawnmower, BBQ, Hot Water Tank, Furnace & AC

**Exclusions:** N.A

### Property Features

- Large Front Porch
- Foyer Equipped With Coat & Boot Storage
- Hardwood Floors In The Open Concept Living/Dining Room
- Powder Room On the Main Floor Conveniently Located Next To The Back Deck Entrance
- Three Generous Sized Bedrooms Serviced By Renovated 4 Piece Bathroom
- King Sized Primary Bedroom With Wall to Wall Closets & Bay Window
- Three Skylights Located In Second Floor Hallway Flood The House With Natural Light
- Finished Basement With Above Grade Windows, Separate Entrance and Large Storage/Utility Room
- Maintenance Free Backyard With MicroBan Protected, High Density Turf
- Ring Smart Camera And Lighting System In The Backyard
- Lutron Caseta Smart Lighting System On First Floor and Basement
- Ecobee Smart Thermostat With Temperature Sensors Throughout Home
- Waterproofing Membrane Along Basement Exterior Walls

**Parking:** Permit Only Street Parking

**List Price:** \$1,179,000 with offers on June 26th at 5pm

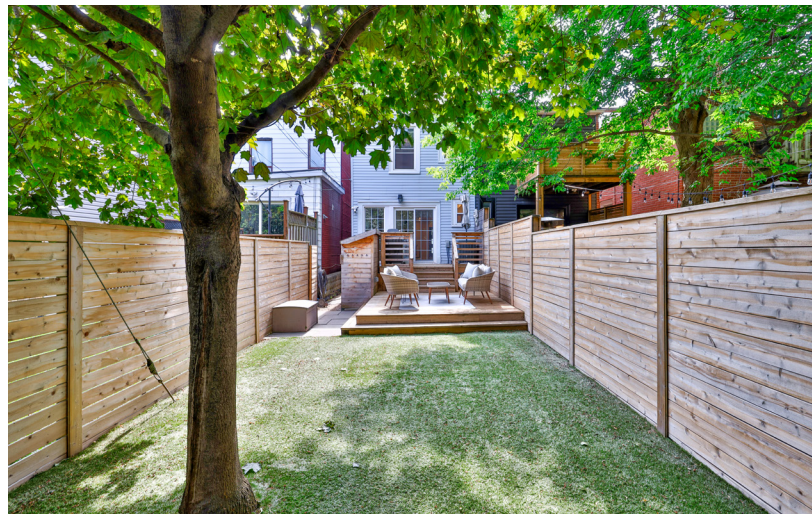
- Sump Pump & Back Flow Water Valve
- 3/4" Water Service For Ample Pressure All Over The Home
- 24 Hour Permit Only Parking On Street
- Generous Storage Throughout
- Steps to the Danforth, Withrow Park,
- Frankland School, Pape Station & The Upcoming Ontario Line. Easy Access to the DVP & Pottery Rd. One Of the Most Convenient Addresses in The City!

### Property Updates

- Exterior Painting (Front & South Side Of House) - 2023
- New Cement Parging - Basement Entrance - 2023
- Front Porch Stairs Reinforced/Repaired - 2023
- Professional Interior Painting Top To Bottom (All Three Floors) - 2023
- Front Walkway Repaved - 2023
- Front Lawn Landscaped Including New Sod - 2023
- New Pot Light In Kitchen - 2023
- New Broadloom Installed On Second Floor - 2023
- West and South Basement Walls Waterproofed - 2015
- Bathrooms Renovated - 2015

# Floor Plan





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