



*20 Nanton Avenue*  
*South Rosedale*





Welcome to

20 NANTON AVENUE  
SOUTH ROSEDALE

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4 BEDROOMS / 2 BATHROOMS / FRONT PAD PARKING

Welcome to 20 Nanton Avenue, nestled on a quiet tree-lined street in South Rosedale. This extra-wide semi-detached family home offers almost 2300 square feet of living over 3 levels, with four bedrooms upstairs, a formal living room & an open concept kitchen/ living area overlooking the back garden. Situated in one of Toronto's most coveted neighbourhoods, this residence offers incredible value, in an enviable location with licensed parking for 1 car.

Fully renovated in 2007 by the current owners, it has been meticulously maintained since then.

Enter into a welcoming foyer with solid wood floors, cloak closet, powder room and formal living room with gas fireplace and bay window. Kitchen boasts full sized gas stove, panelled fridge and a large marble island, as well as a BBQ on the back deck. You'll be ready for your next culinary adventure and family gathering.

The second floor boasts a quiet primary bedroom with walk-out to spacious private deck in the trees, 4 piece bathroom with polished limestone & heated floors, plus large 2nd bedroom/ family room with electric fireplace.

The third floor offers 2 additional bedrooms with large built-in closets, ceiling fans, linen closet, 3 piece bathroom with heated floor.

Basement offers playroom/ recreation room area, full Meile washer/ dryer, cedar closet and loads of storage space.

20 Nanton Ave is just steps away from prestigious private schools Branksome Hall and Montcrest, as well as top-rated Rosedale Public School, Rosedale Heights School of the Arts & Jarvis Collegiate Institute. Easy access to the TTC subway ensures you are well connected to all the amenities Toronto has to offer.

Ready for immediate occupancy, this lovely property is situated in a family-friendly community that will provide years of comfort and enjoyment. Welcome Home!







KITCHEN/DINING



FAMILY ROOM



PRIMARY BEDROOM



SECOND BEDROOM



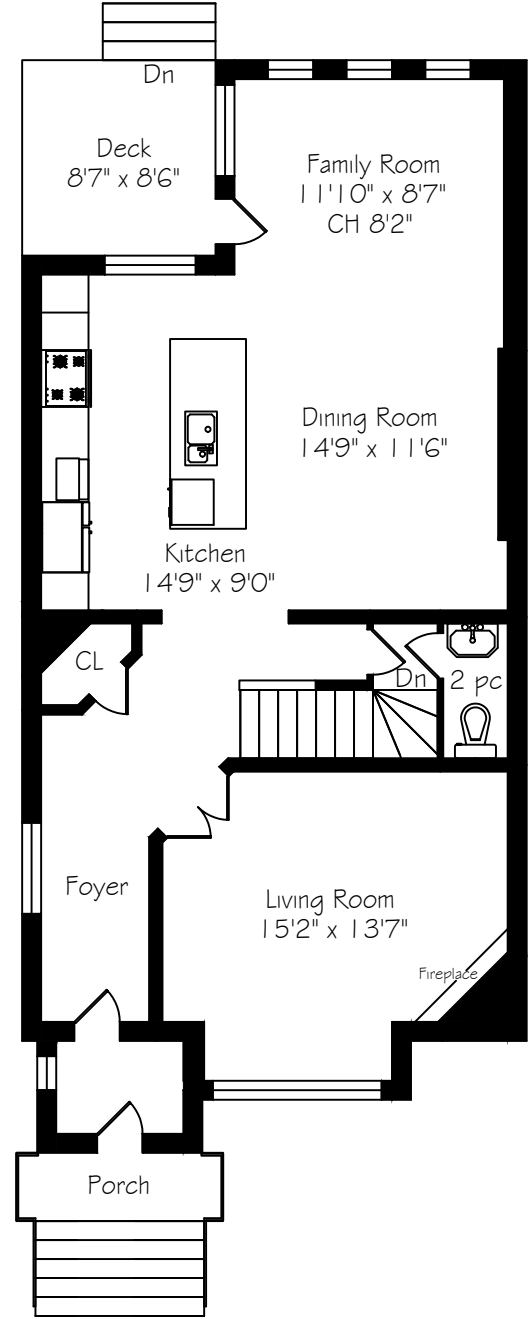


PRIMARY DECK



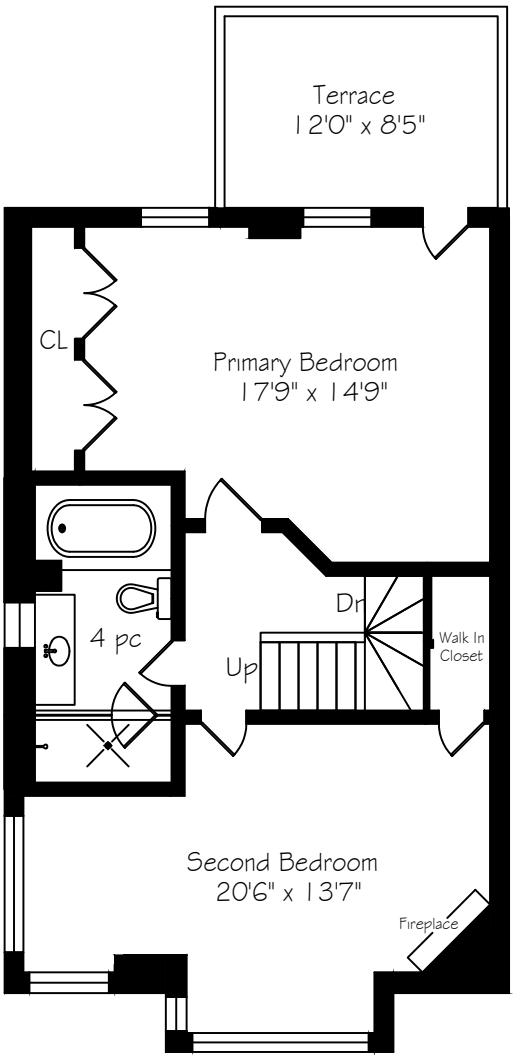
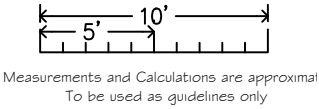


FLOOR PLAN



Main Floor  
923 Square Feet

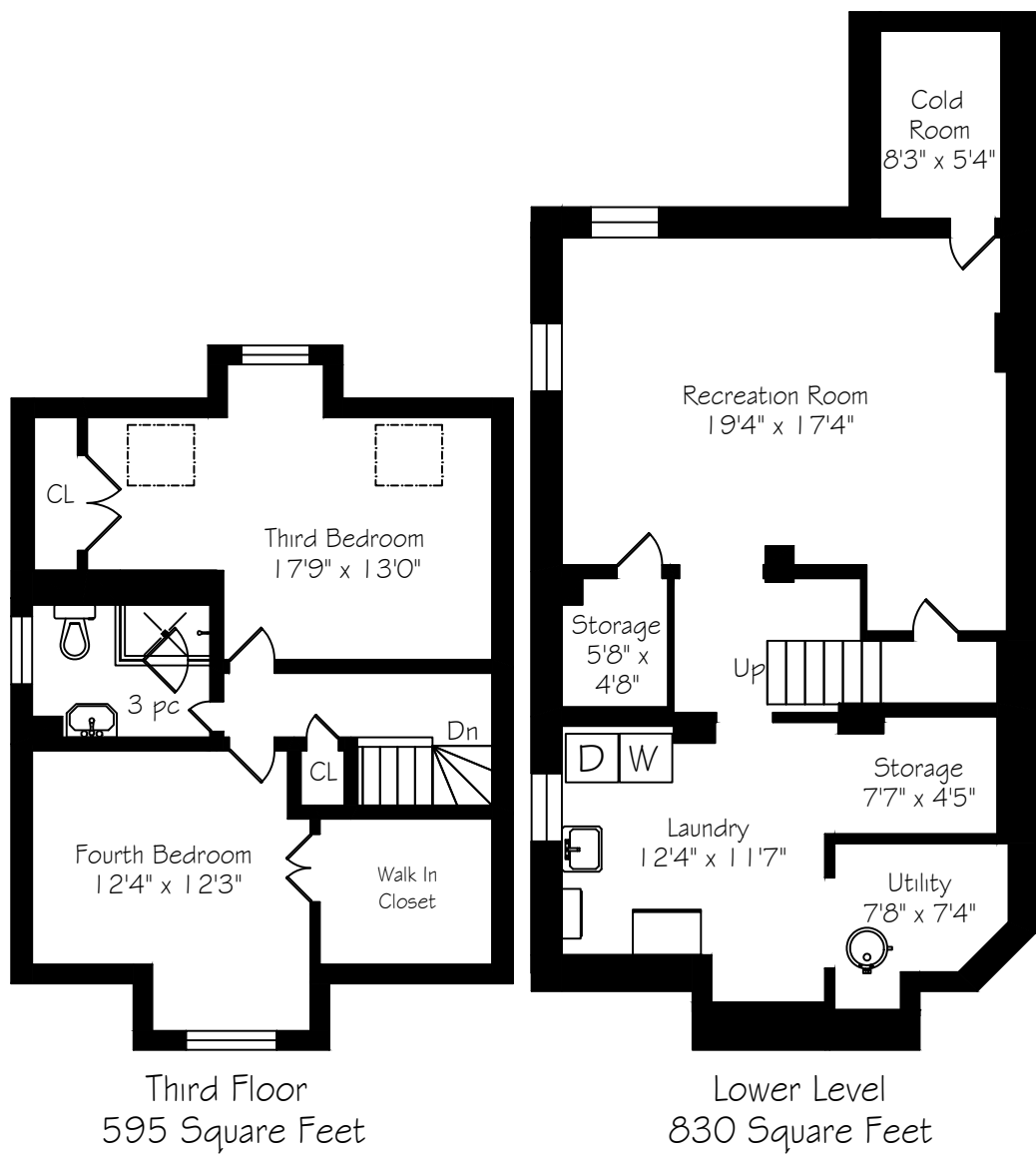
20 Nanton Avenue



Second Floor  
775 Square Feet



FLOOR PLAN







Offers are welcome anytime and can be emailed to the listing agent at  
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