



EMMERSON
HOMES



More information available at
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Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.

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There's no place like home



EMMERSON
HOMES



Welcome to
7 WARRENDER AVENUE



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Nicole
EMMERSON
SALES REPRESENTATIVE

Located in the desirable Princess Margaret neighborhood, this 6 bedroom, 4 bathroom backsplit was made for family living! An incredibly versatile layout spanning four levels provides space for a growing or extended family or separate WFH area.

Ideal for multi-gen living

This house easily lends itself to a multi-generational living arrangement given that the basement configuration includes 2 bedrooms, a small sitting area (currently a gym), a 3 piece bath and a large utility room plumbed for a kitchen.

Key features include:

- Fantastic four level layout
- 6 bedrooms
- 4 bathrooms
- 2340 sq ft ground level plus 900 sq ft basement
- Combined living/dining room with cozy gas fireplace flanked by built-ins
- Large updated eat-in kitchen with loads of cupboard space
- Primary bed includes a 3 piece ensuite
- Generous lower level family room with walkout to fully fenced backyard
- Free standing sauna on the north side of the house
- Biking distance to Echo Valley & West Deane park
- Walking distance to schools
- Walking distance to TTC at the corner of Kipling & Longfield
- Mins by bus to Kipling subway station
- Walking distance to Metro plaza
- Mins by car to major highways and the airport

Neighborhood Schools

Toronto District School Board

- Princess Margaret JS
- John G Althouse MS
- Martin Grove Collegiate SS

Catholic District School Board

- St. Gregory JMS –also offers extended French for grades 5-8
- Father John Redmond

7 WARRENDER AVENUE



Welcome