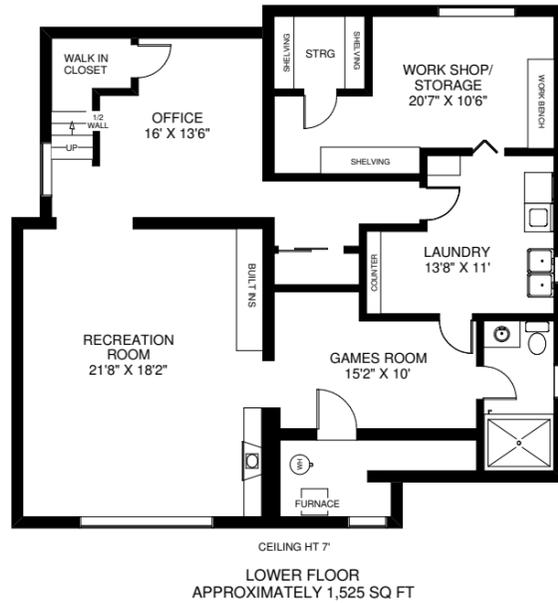
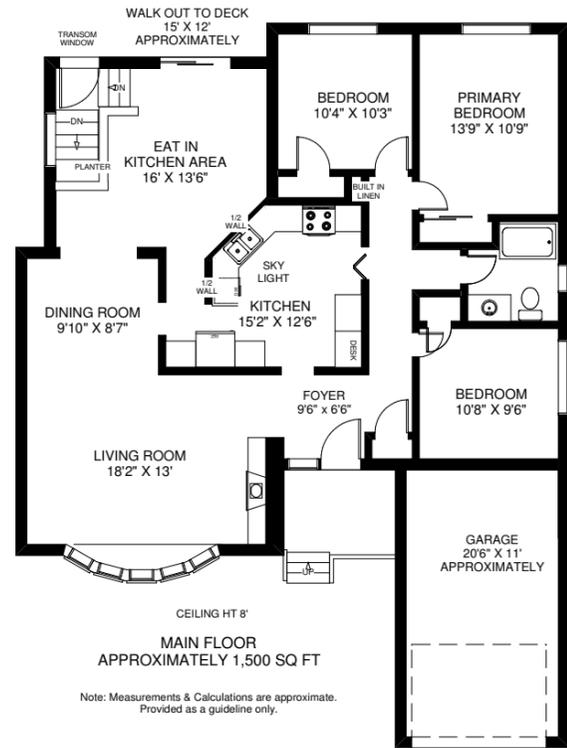




EMMERSON  
HOMES



More information available at  
[www.121elvaston.com](http://www.121elvaston.com)



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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  
121 ELVASTON DRIVE



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Nicole  
EMMERSON  
SALES REPRESENTATIVE

# 121 ELVASTON DRIVE

Located in desirable Victoria Village, minutes to the DVP and steps to the Eglinton LRT this beautifully maintained 3 bedroom, 2 bathroom bungalow is a gem. Featuring a two-level addition that offers a large open-concept, eat-in kitchen, spacious living/dining area perfect for entertaining and an exceptionally large basement living space, the opportunities are endless!

## Ideal for multi-gen living

With a separate back entrance leading directly into the basement and a few steps up to the kitchen area, this house easily lends itself to a multi-generational living arrangement given the basement size and configuration.

## Key features include:

- Professionally landscaped exterior with interlocking stonework and mature gardens
- Spacious foyer with coat closet
- 3 generous bedrooms
- 2 bathrooms
- 1500 sq ft main floor plus 1525 sq ft basement = over 3000 sq ft in total
- Combined living/dining room with cozy gas fireplace and bay window
- Large, open concept eat-in kitchen with skylight & built-in desk area
- Generous basement space with charming gas fireplace, rec room & office area
- Separate back entrance
- Durable composite back deck with privacy fence
- Walking distance to hiking & biking trails of the East Don River Valley & Charles Sauriol Conservation area
- Walking distance to local parks & schools
- Local arena and library
- Walking distance to Eglinton Crosstown LRT & bus system
- Mins to the DVP & the downtown core
- Mins by car to the Shops at Don Mills & a variety of other local amenities
- Security Cameras

## Neighborhood Schools

### Toronto District School Board

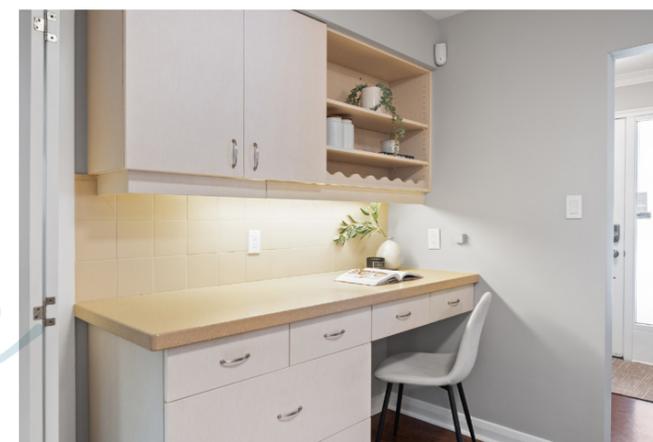
- Victoria Village Junior School (JK-5)
- Sloane Public School (JK-5)
- Milne Valley Middle School (6-8)
- Victoria Park Collegiate Institute (9-12)

### Catholic District School Board

- Precious Blood JMS (JK-8)
- Our Lady of Wisdom JMS French Immersion
- Neil McNeil Catholic SS

### Conseil scolaire Viamonde-French Language PSB

- École élémentaire Jeanne-Lajoie (JK-6)



Welcome