



CHRISTENSEN
REAL ESTATE GROUP



ETOBICOKE

12 Reid Manor



Welcome Home



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PHOTOS + DETAILS

Exceptional from front to back, this four + one bedroom, four-bathroom home has been tastefully modernized to reflect contemporary tastes. Stand-out features of this home include soaring, 10-foot ceilings along the main floor, gorgeous hardwood floors, illuminating windows, and modern appliances throughout the home.

In addition to the home's carefully upgraded main and second floors, a bright, fully-finished basement - complete with a turn-key secondary suite (accessible via a separate side entrance) may be used as a private space for guests or family.

A spacious and private backyard complete with a deck and patio is great for hosting events, socializing, or simply enjoying a personal outdoor retreat. Along the front of the home, a large, attached garage and long driveway can accommodate up to three vehicles.

Beyond the front door, this home's dynamic location is perfect for families seeking a refined suburban atmosphere. One of West Toronto and Etobicoke's most exceptional family neighbourhoods, Stonegate-Queensway boasts a well-regarded school catchment, with top-rated opportunities for public, faith-based, and private learning. Along with the area's quiet, tree-lined streets, nearby green spaces and natural reserves such as King's Mill

Park and Humber Marshes are idyllic for exercising and relaxing. West Toronto's famous High Park is only five minutes away by car.

Offering unmatched convenience for families, the property is close to a wide selection of great shopping, dining, and essential amenities along Kingsway's Bloor Street West.

For commuters, Downtown Toronto and the Financial District are less than 30 minutes away by car. Alternatively, Union Station can be reached by Subway in less than 35 minutes from Royal York Station. Frequent travellers will appreciate the home's proximity to Pearson Airport - only 20 minutes away.



Main Level

ENTRY/FOYER

- Tile floor
- Double door coat closet
- Designer light fixture
- Pot lights

TWO-PIECE POWDER ROOM

DINING ROOM

- Hardwood floor
- Large window overlooking front yard
- Potlights

BUTLERS PANTRY

- Hardwood floor
- Storage cabinets
- Storage closet
- Potlights

BREAKFAST / EAT-IN AREA

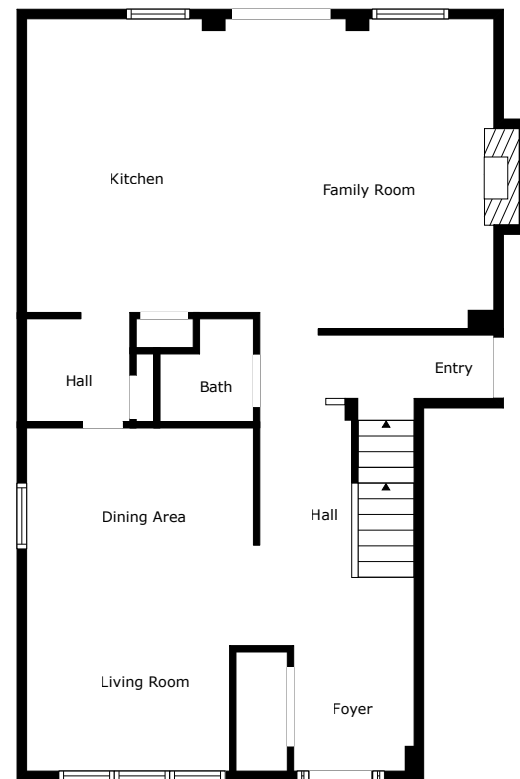
- Hardwood floor
- Gas fireplace with mantle
- Walkout to backyard and deck
- Pot lights

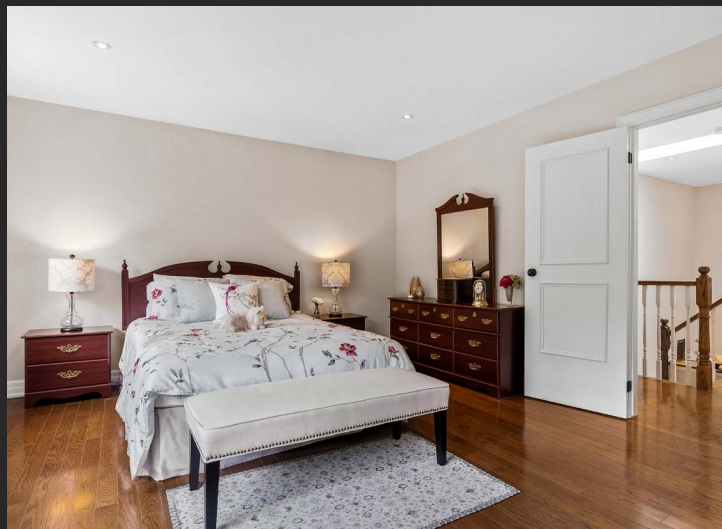
LIVING ROOM

- Hardwood floor
- Gas fireplace with mantle
- Walkout to backyard and deck

KITCHEN

- Hardwood floor
- Large island with seating for four
- Built in cabinetry with ample storage
- Custom kitchen with gas range with six burners
- Stainless steel sink
- Stainless steel dishwasher
- Stainless steel fridge
- Undermount lighting
- Designer light fixture
- Pot lights





Second Floor

PRIMARY BEDROOM:

- Double door entry
- Hardwood floor
- Large windows overlooking backyard
- Walk-in closet with built-in storage

FIVE-PIECE ENSUITE:

- Stone tile floor
- Walk-in shower with stone tile
- Large soaker tub
- Ample cabinetry
- His and hers sink with brushed silver hardware
- Pot lights

SECOND BEDROOM:

- Hardwood floors
- Double closet
- Large window overlooking front yard
- Potlights

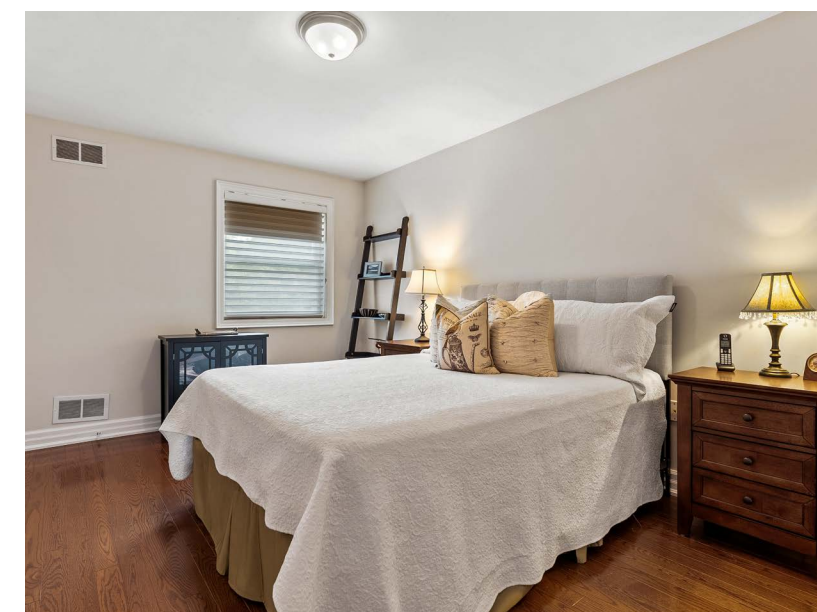
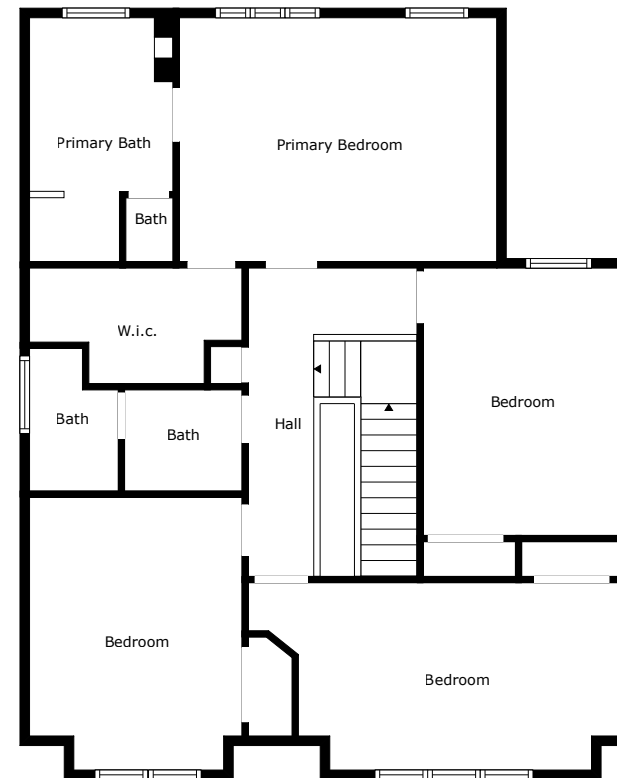
THIRD BEDROOM:

- Hardwood floors
- Large window
- Closet
- Potlights

FOURTH BEDROOM

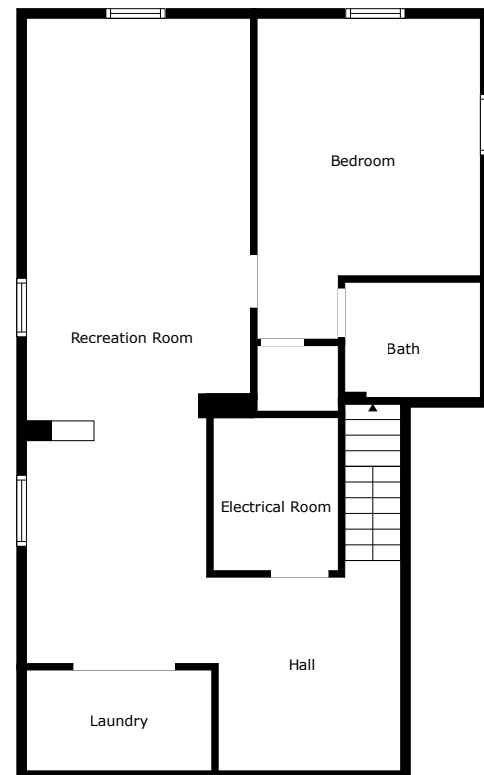
- Hardwood floors
- Large window
- Closet
- Potlights

FOUR-PIECE FAMILY BATH





Lower Level



LAUNDRY AREA:

- Tile Floor
- Stainless Steel Laundry Sink
- Matching LG Front Load Washer And Dryer
- Folding Area
- Potlights

FAMILY ROOM:

- Laminate Floor
- Built-In Desk & Storage Area
- Above Grade Windows
- Potlights

FIFTH BEDROOM

- Laminate Floor
- Closet
- Potlights

THREE-PIECE BATHROOM

STORAGE ROOM/MECHANICAL ROOM







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