



A Semi-Detached Home with the Space and Comfort of a Single-Family Residence!

Welcome to 180 Dovercourt Avenue – an inviting and spacious 4-bedroom semi-detached home in the highly sought-after Westboro neighbourhood. This vibrant, family-friendly community offers convenient access to every amenity. Enjoy highly rated schools, the popular Dovercourt Recreation Centre, and the trails of Hampton Park, all nearby. A short bike ride takes you to the bustling Westboro Village and a wide selection of shops, excellent restaurants, and cafes, and for any last-minute needs, grocery options are just around the corner. Commuting is a breeze with easy access to public transit and the 417.

This well-maintained gem offers abundant space and presents more like a single-family home. A stone walkway and steps lead to the welcoming entrance. Inside, you are greeted by an open design that flows seamlessly, perfect for everyday living. Discover hardwood and tile floors throughout. To the right of the entry, a light-filled living room with cozy gas fireplace provides a comfortable space for family gatherings or hosting guests. The living room opens to a sunlit dining area, creating an ideal

environment for entertaining, with sliding patio doors that lead to the rear deck and the expansive, fully fenced yard, which is oriented southward to maximize sun exposure.

The open layout extends to the updated kitchen, featuring granite countertops, stainless steel appliances, ample cabinetry for storage, a charming farmhouse sink, and a bonus walk-in pantry. To the left of the entrance, double glass doors open to a den offering versatile living space, perfect as a home office, family room, or formal dining room, as it connects to the kitchen through another glass door. A powder room completes this level.

Hardwood floors continue up the stairs and extend throughout the second level. This level hosts a generous primary bedroom suite with pot lights, a walk-in closet and a spa-like 5-piece ensuite with double vanity, a soothing jetted soaker tub and a deep separate shower with glass enclosure. Three additional well-sized bedrooms and an updated 4-piece bathroom round out the space.

Extend your living space to the finished basement, featuring a roomy recreation room and play area that can be customized to suit your needs. This level also houses the laundry, storage and utility, along with convenient inside entry from the single attached garage.

Rob Kearns
SALES REPRESENTATIVE

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180 DOVERCOURT AVE

WESTBORO/
HAMPTON PARK



INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer
- Dryer
- Hot Water Tank (2007)

EXCLUSION:

- Chest Freezer in garage

Heating: Forced Air
Natural Gas

Cooling: Central Air

Parking: Single Attached
Garage with inside entry;
driveway can accommodate
an additional two vehicles.

HOME

IMPROVEMENTS:

2022: Completely repainted
the house

2020: Removed all popcorn
ceilings

2015: Main bath renovation

2014:

- Roof Shingles
- Installed Metal Railing by
front walkway

2007: Gas Furnace

* Windows approximately
12 years old—installed by
previous owners.

Property Taxes:

\$8,817.72 [2023]

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	
Main	Living Room	15'1" x 11'10"
Main	Dining Area	12'3" x 11'0"
Main	Kitchen	16'5" x 9'8"
Main	Den/Family Room	14'2" x 10'8"
Main	Powder Room	
Second	Primary Bedroom	18'2" x 10'0"
Second	5 Piece Ensuite Bath	10'0" x 7'6"
Second	Bedroom	11'9" x 11'9"
Second	Bedroom	14'4" x 9'5"
Second	Bedroom	10'0" x 7'9"
Second	4 Piece Bathroom	7'5" x 6'0"
Basement	Recreation Room	22'5" x 11'3"
Basement	Laundry	
Basement	Utility/Storage	



Top 1% in Canada for Royal LePage



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