



The
Ellis
Team

FOR SALE | \$659,900

TY ELLIS PERSONAL REAL ESTATE CORPORATION • MONOPOLY REALTY

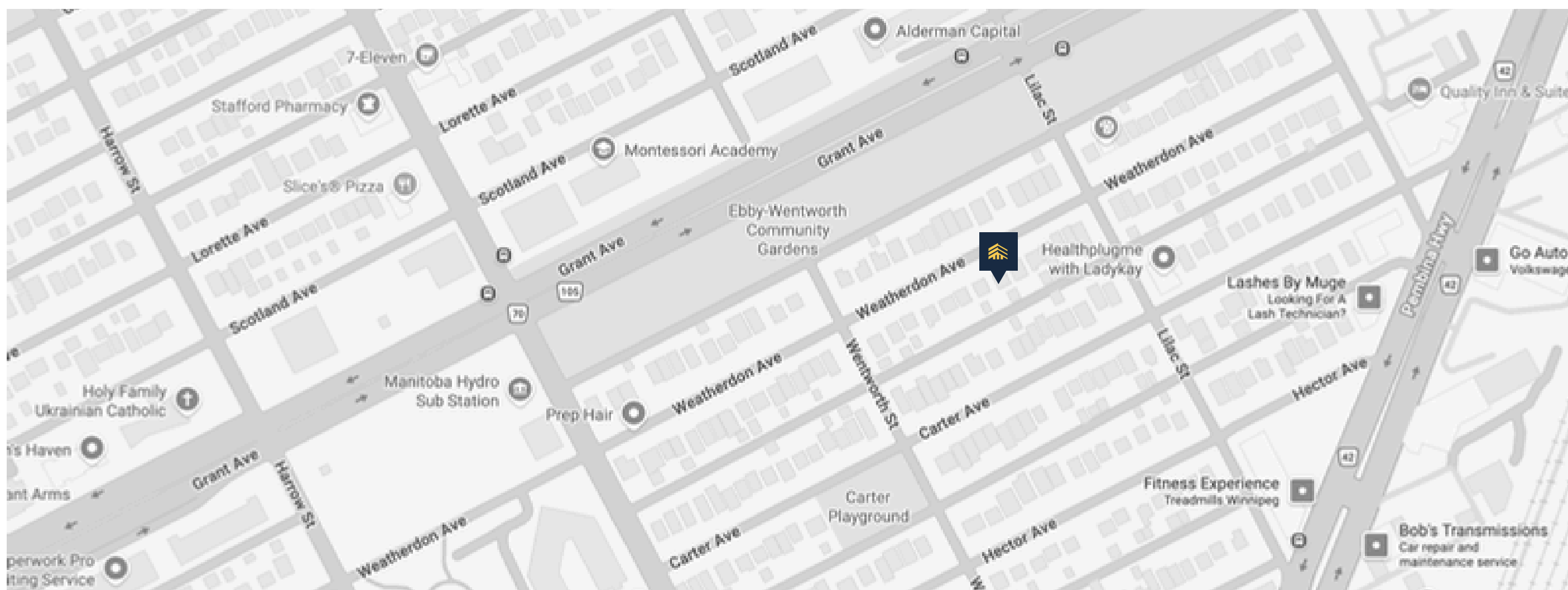
796 WEATHERDON AVENUE



ABOUT THE PROPERTY

796 WEATHERDON AVENUE

Exceptional Daerwood Homes duplex in highly sought-after Crescentwood! A rare find near major transit, schools, and amenities. Far exceeding standard infills, this purpose-built 1,404 sq. ft. property stands apart with superior construction, including an essential ~\$20k structural upgrade featuring a wood structural floor, piles, and an ICF foundation. Professionally designed interiors boast high-end finishes: upgraded Robinson Lighting packages, Kohler plumbing fixtures, custom wood-grain millwork, quartz countertops, luxury vinyl plank flooring, and premium LG appliance packages in both suites. Perfect for investors or owner-occupiers! The main/upper suite features 3 beds, 2.5 baths, and forced air heating and cooling (\$2,250+/mo projected income). The separately metered basement suite offers 2 beds, 1 bath (\$1,450+/mo projected). Price includes land, GST, and a 5-year Blanket Home Warranty. Taxes to be reassessed.



Neighbourhood

Crescentwood

Year Built

2026

Bedrooms

5

Bathrooms

3.5

Living Area

1,400 Sq. Ft.

Parking

Parking Pad

Heating

Forced Air/Baseboard



Basement/Concrete

- Piles
- ICF Foundation
- ½" Flex Cell Waterproof Membrane
- Structural Wood Floor System
 - A massive upgrade over standard concrete slabs, providing a suspended wood structural floor (basement level) over a void to protect against shifting soils.

Framing/Insulation/Joists & Trusses

- Open Web Joists
- 3 ½" Sound Absorptive Insulation (Between Main Floor and Basement)
- 2X6 Exterior Walls, 24" O/C
- 2X4 Interior Walls, 16" O/C
- Pre-Engineered Roof Trusses, 16" O/C
- 7/16" OSB Exterior Sheathing
- R22 Fibreglass Batt Insulation
- Spray Foamed Rim Joists
- Premium Sound & Fire Separation
 - ½" Metal Resilient Channel combined with ⅝" Thick Type 'X' Gypsum Board installed between suites and along the stairwell to ensure maximum acoustic privacy and fire safety.

Electrical & Lighting

- Separately Metered
 - (1X) 200 Amp Electrical Service (Main/Upper)
 - (1X) 100 Amp Service (Basement Suite)
- Upgraded Designer Lighting Package sourced from Robinson Lighting (far exceeding big-box store quality)
- Exterior Pot Lights Over Front Porch

Exterior

- Owens Corning Duration Shingles
- Soffit, Fascia, Eavestroughs, Downspouts
- Tyvek House Wrap
- Concrete Stucco P1 – (Light Colour) Sides and Back
- Front Exterior Upgrade, James Hardie Fiber Cement Siding
- Durabuilt Dual Pane Windows (Low E Argon)
- Durabuilt Front and Rear Door with Glass Insert
- DuraDeck Front Porch
- Final Lot Grade & Landscaping as per Site Plan

Plumbing

- (2X) 40 Gallon Hot Water Tank
- Kohler Faucets
- Gerber Sinks
- Gerber Toilets
- Hytec Tub/Shower Units
- Sump Pump

Heating & Cooling

- Electric High-Efficiency Furnace (Main Floor Unit)
- Baseboard Heat (Secondary Suite – Basement)
- Central A/C (Main/2nd Floors)
- Ductless Split (Basement Suite)
- (2X) HRV
- (2X) Dryer & OTR Vents

Cabinets – Kitchen & Bath

- Flat Panel or Shaker Style Cabinets
- Soft Close Drawer Hardware
- Richelieu Handles
- Quartz Countertops

Interior Finishing

- Luxury Vinyl Plank Flooring (Main Floor/Basement Suite)
- Carpet – Second Floor Stairwell and Bedrooms
- 2.5” White MDF Window and Door Casing
- 4” White MDF Baseboard
- Hollow Core Interior Doors
- Double Closet Doors
- 1 Wall Colour
- White Wire Closet Shelving

Appliances - LG

Main Floor/Second Floor Unit

- Fridge
- Range
- Over The Range Microwave
- Dishwasher
- Washer
- Dryer

Secondary Suite (Basement)

- Fridge
- Range
- Over The Range Microwave
- Dishwasher
- Washer
- Dryer

Available Upgrades

Available Pre-Construction

- Lighting Fixtures
- Plumbing Fixtures
- Flooring Colour Selection
- Countertops

Available During/Post Construction

- Paint Colour Selection
- Landscaping Package
- Central Air Conditioning/Mini-Split
- Kitchen Backsplash
- Under Cabinet Lighting
- Blinds/Shades

MAIN UNIT KITCHEN INSPIRATION



QUALITY & DESIGN

BASEMENT UNIT KITCHEN INSPIRATION



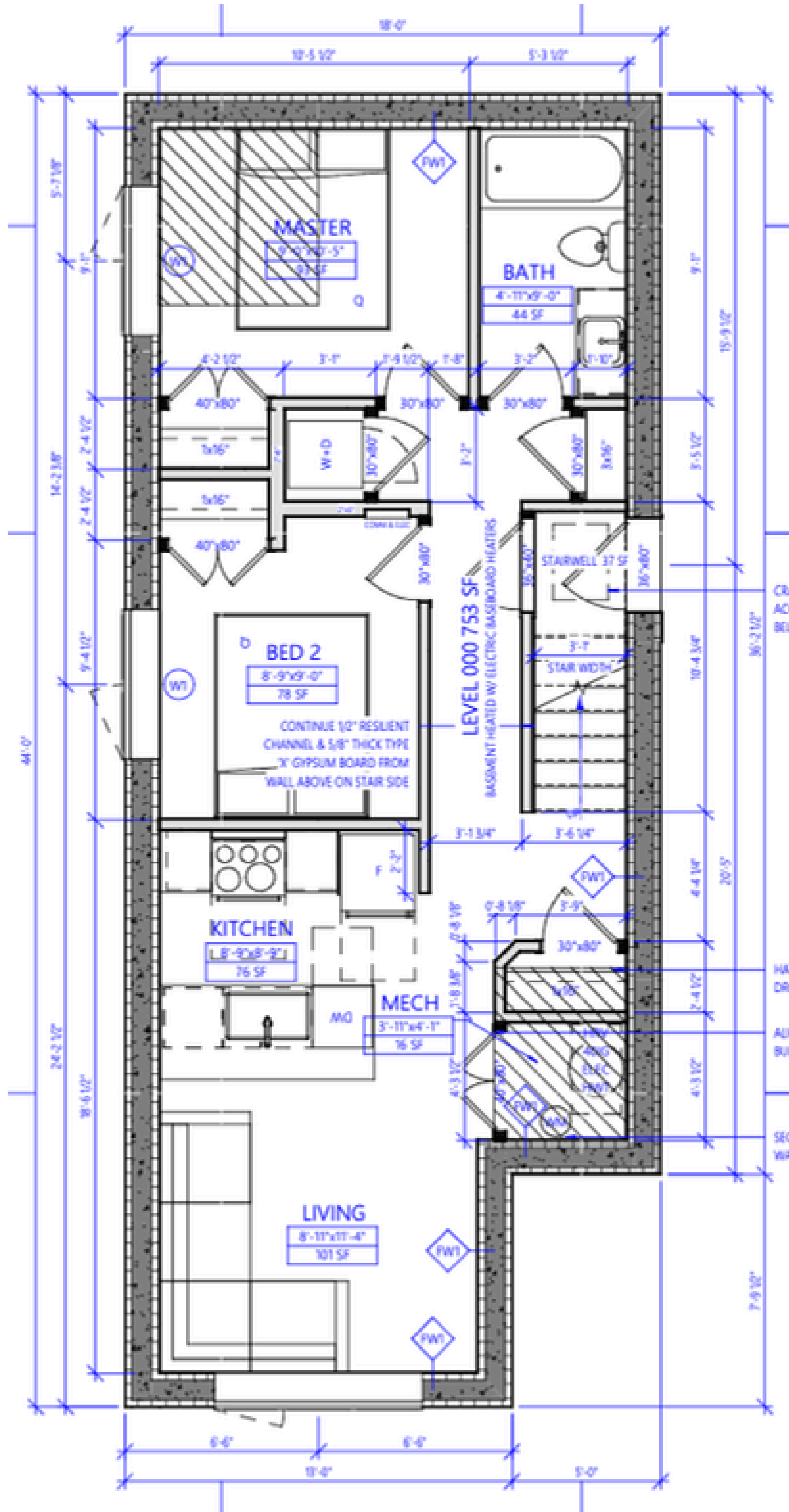
QUALITY & DESIGN BATHROOM INSPIRATION



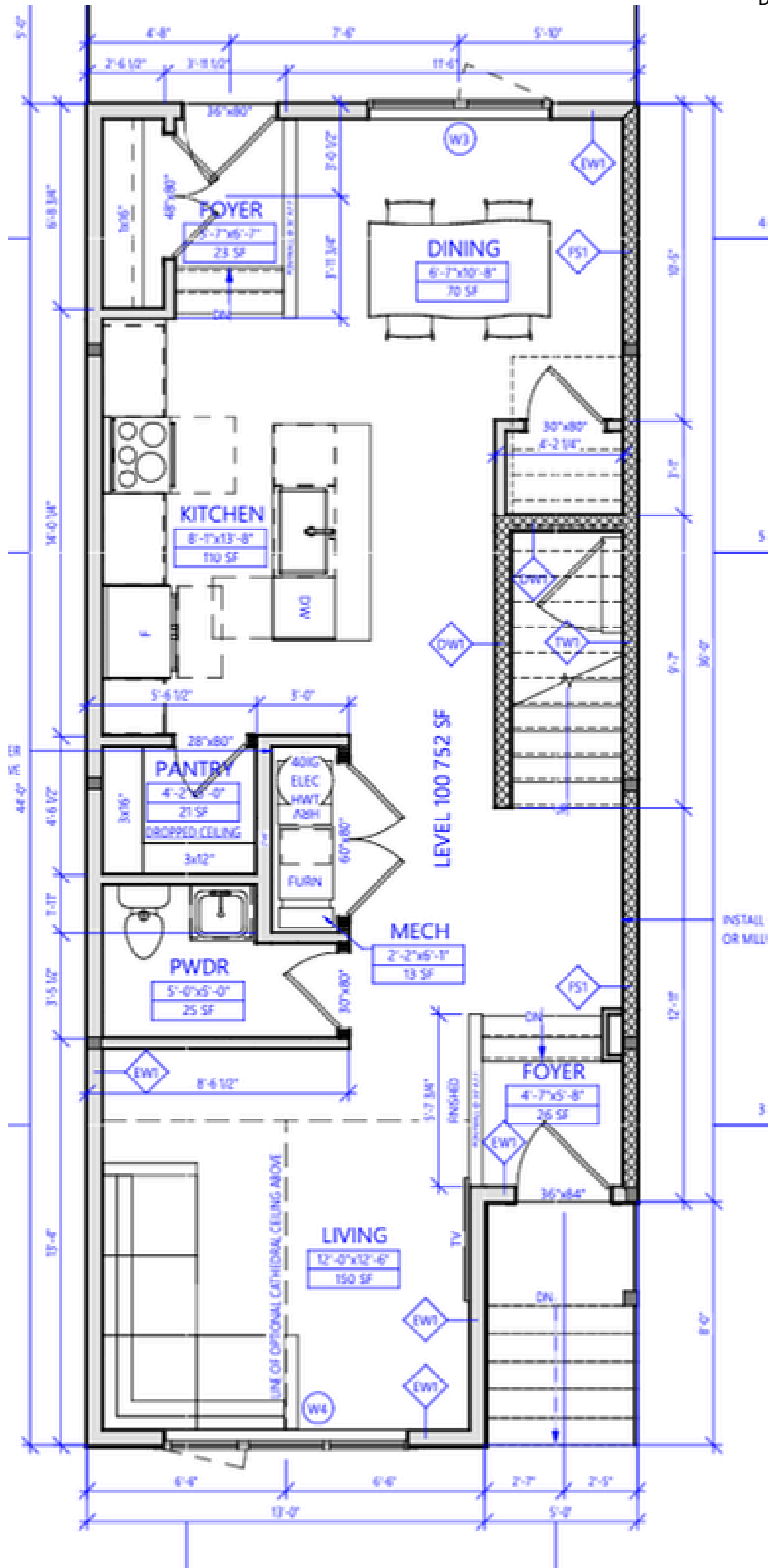
QUALITY & DESIGN EXTERIOR INSPIRATION



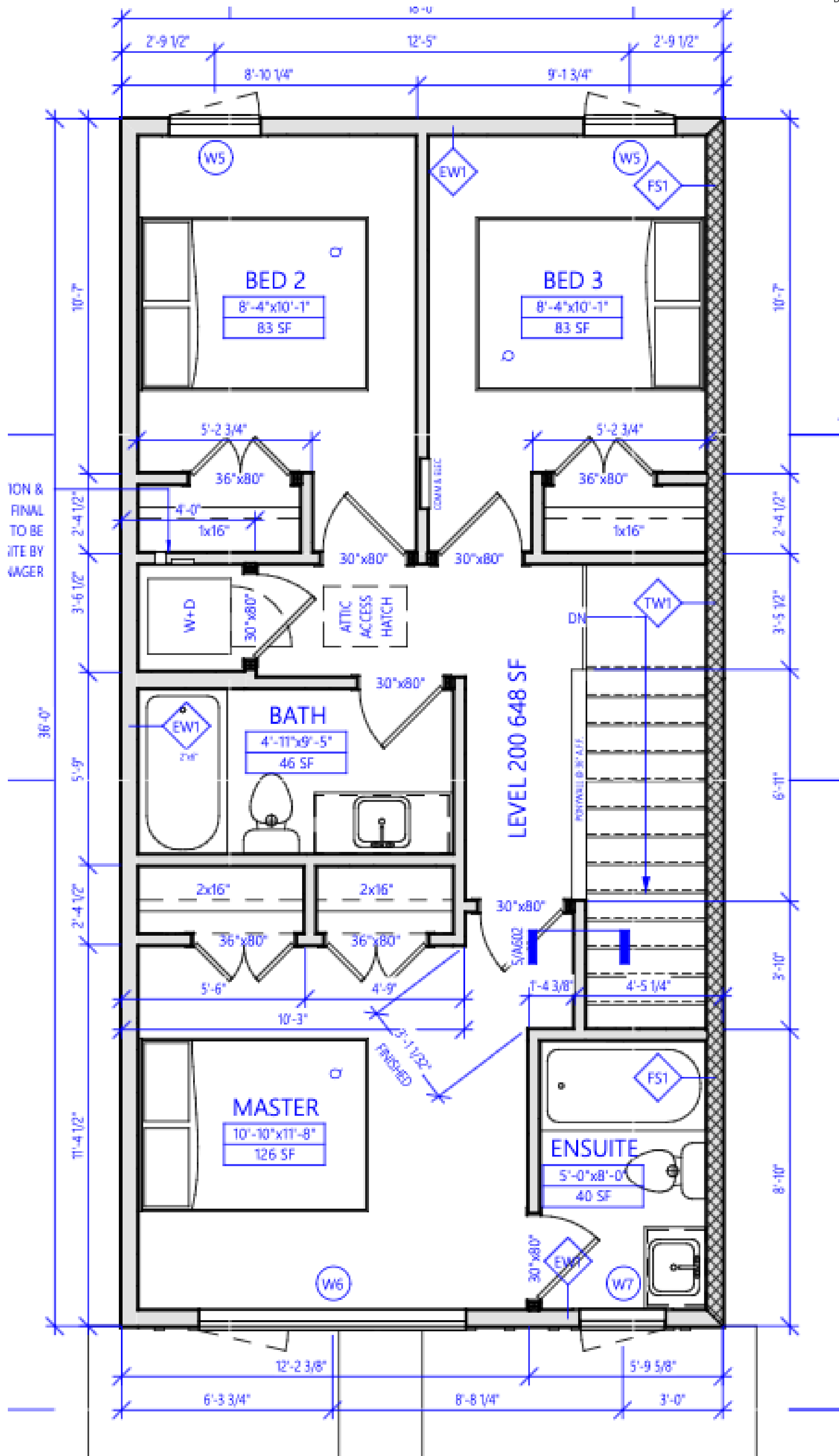
BASEMENT LEVEL



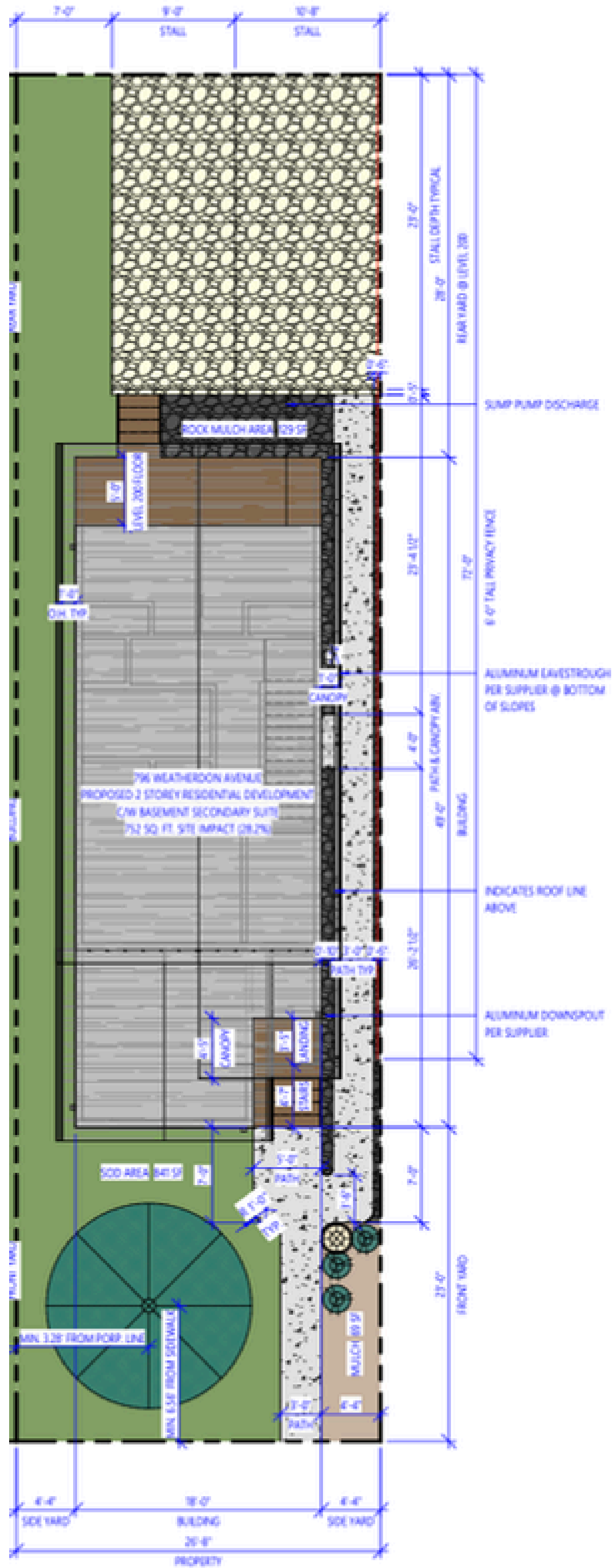
MAIN LEVEL



UPPER LEVEL



SITE PLAN





The Ellis Team

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