



**The  
Ellis  
Team**

**FOR SALE | \$579,900**

TY ELLIS PERSONAL REAL ESTATE CORPORATION • MONOPOLY REALTY

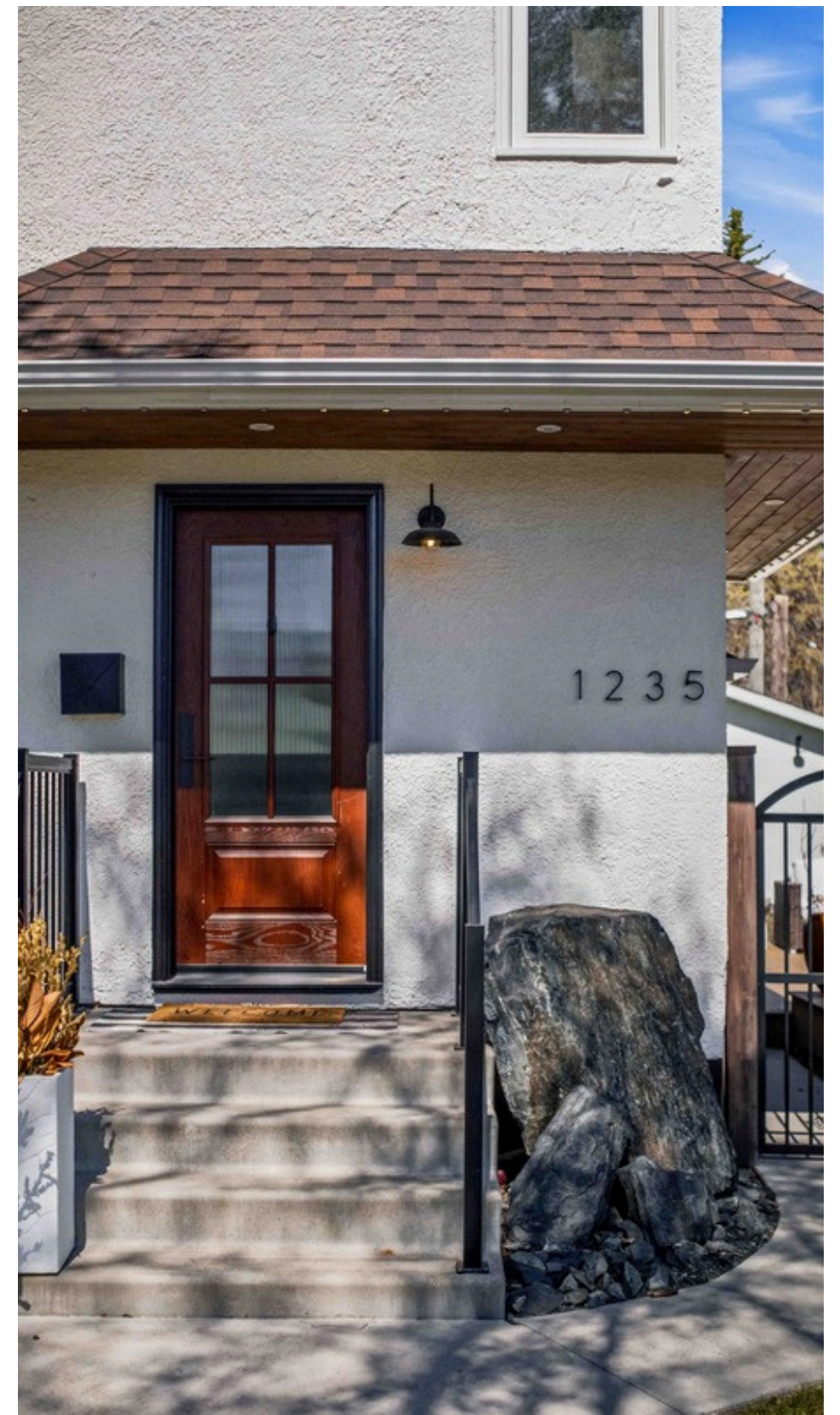
**1235 CORYDON AVENUE**

## ABOUT THE PROPERTY

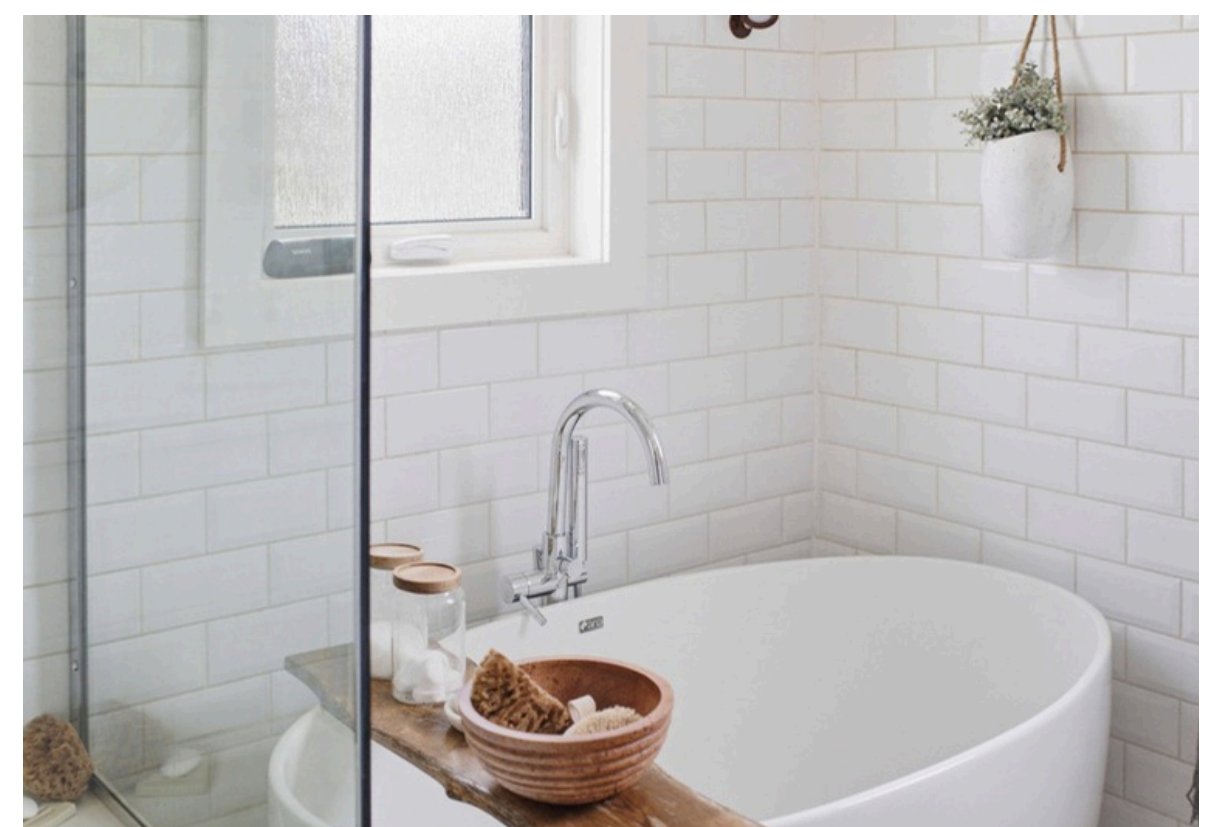
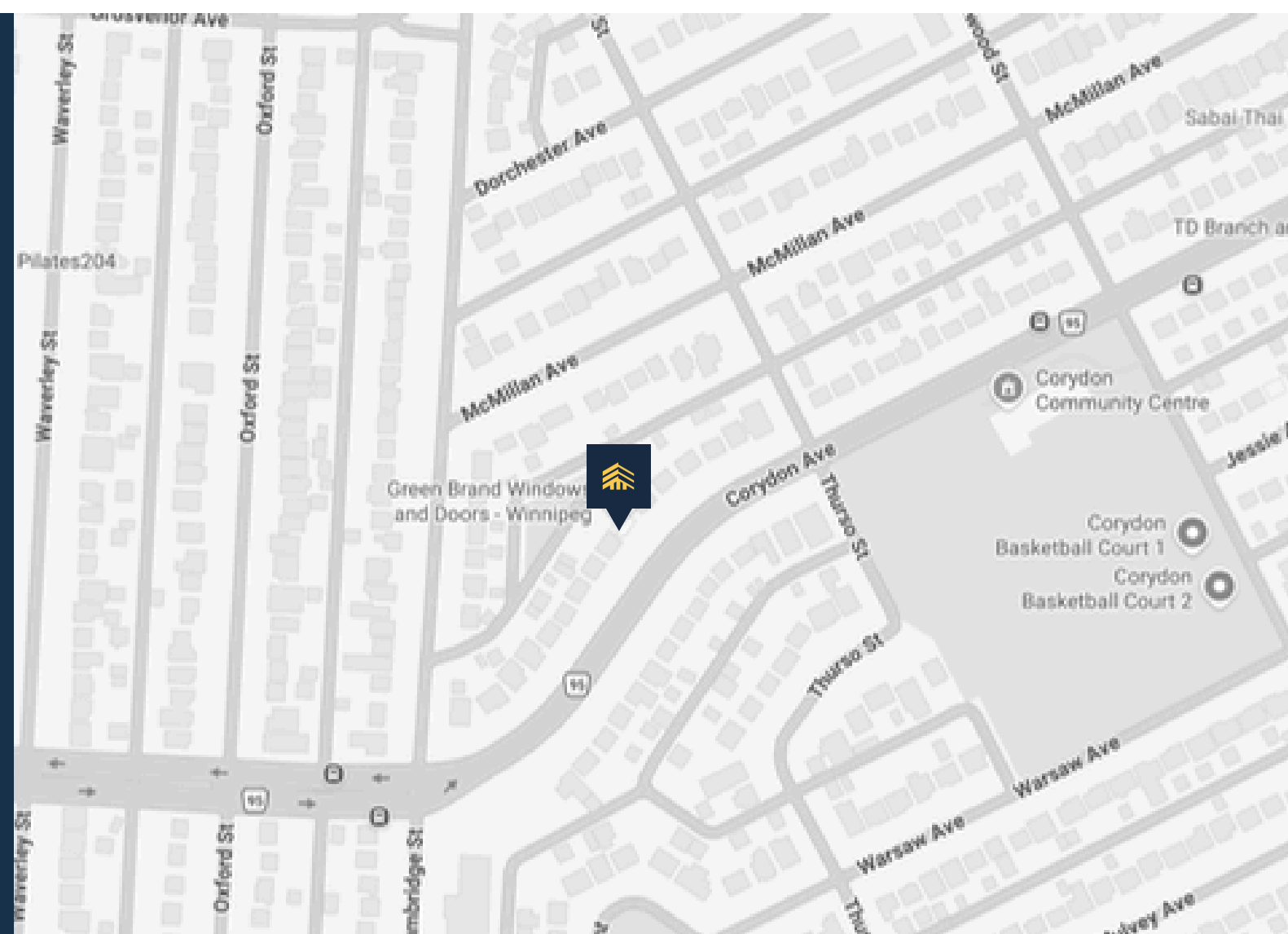
# 1235 CORYDON AVENUE

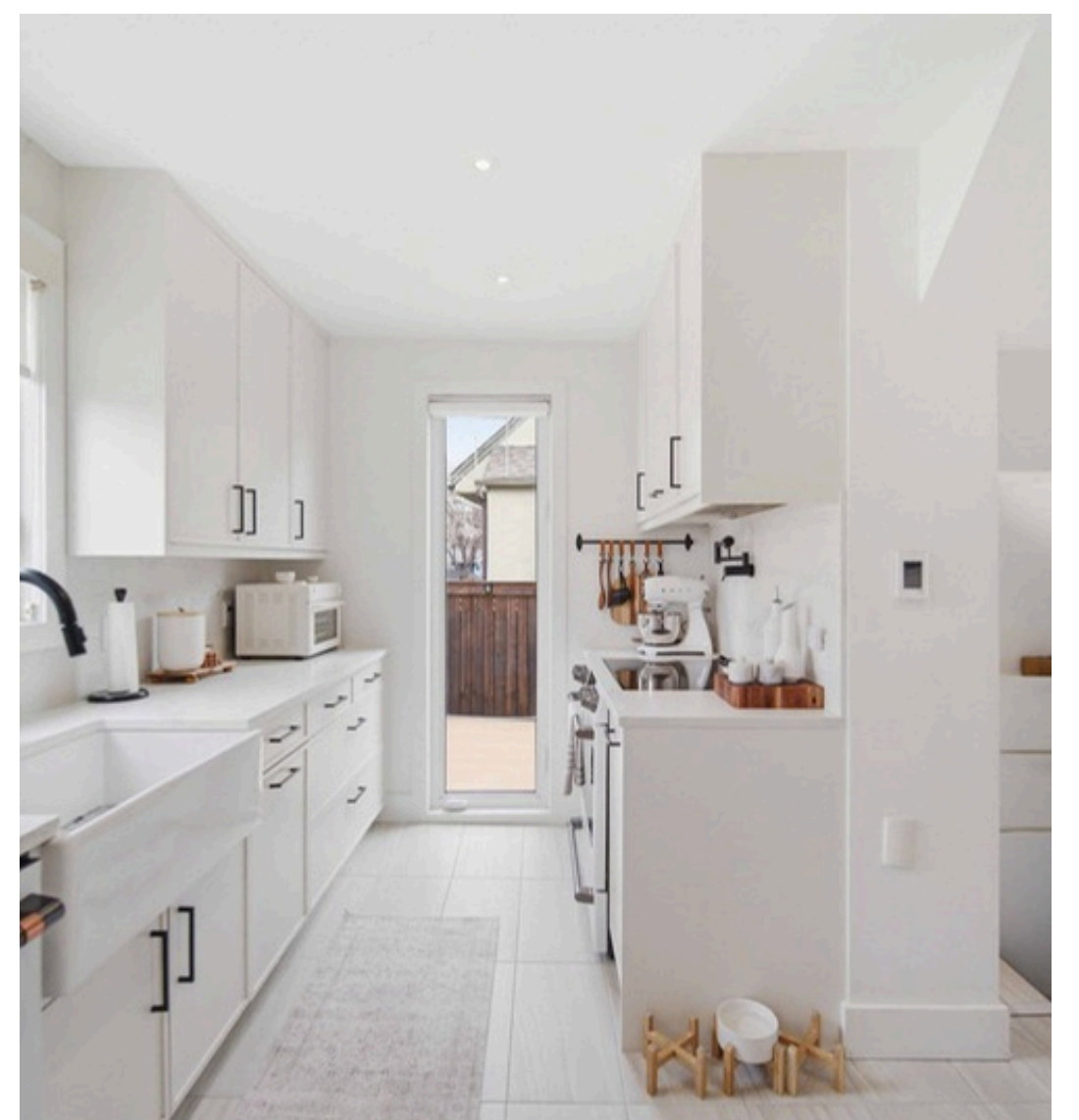
Rare opportunity in Crescentwood! Meticulously cared for by the same owner for 20 years, this stunning 4-bed, 2-bath, fully updated 2-storey shines. Inside, sun-drenched spaces feature premium hardwood & fresh paint. The crown jewel is the renovated kitchen ('23) with custom cabinetry, walnut interiors, a built-in bar fridge, luxury GE Café appliances, and heated flooring. Upper level hosts 3 bedrooms, a stunning spa-inspired bathroom with heated floors, while the finished basement ('21) offers a family retreat with a 4th bed (window may not be egress) & full bath.

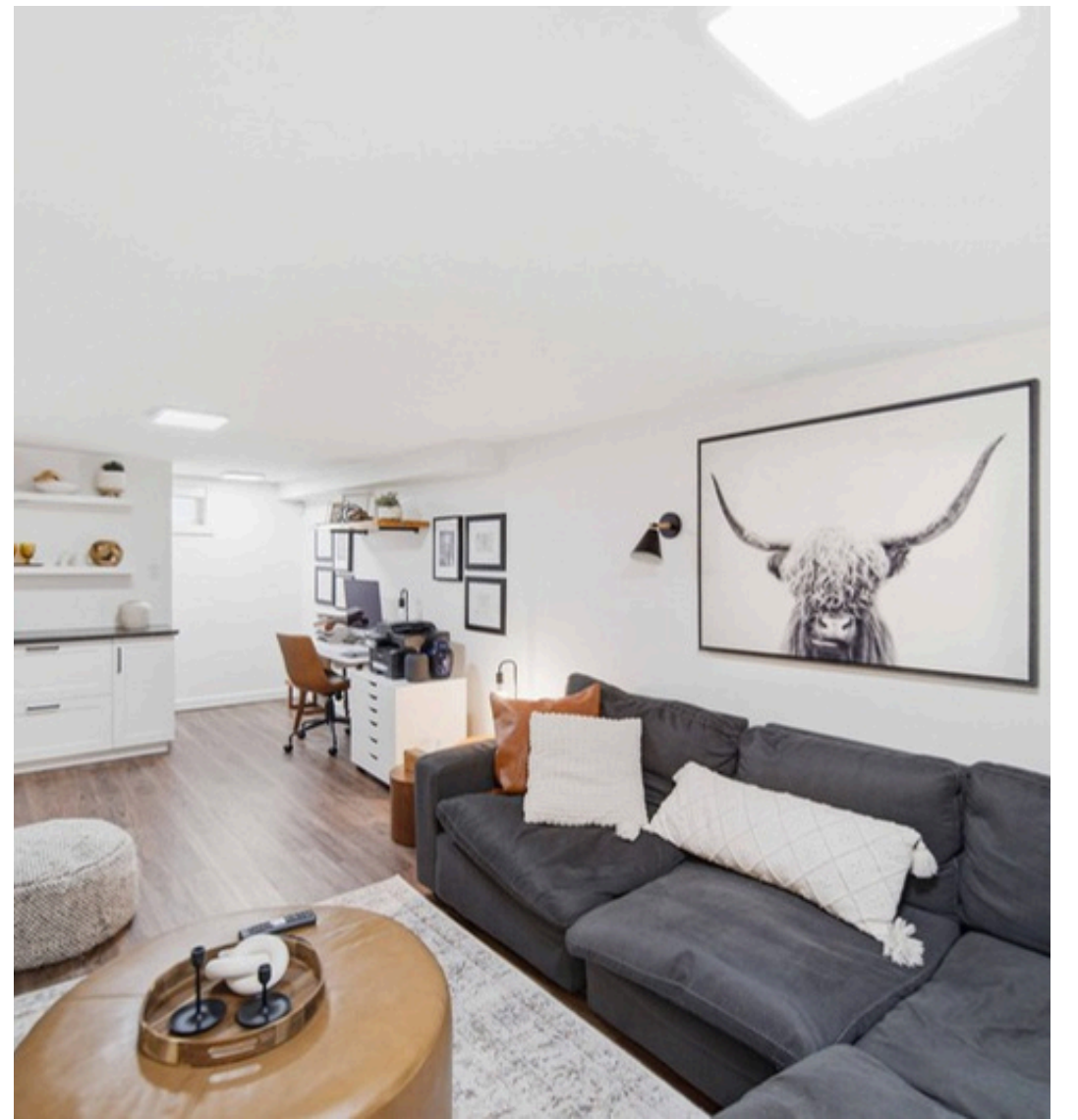
Step into your private backyard oasis, an entertainer's absolute dream! Enjoy a composite deck ('24), custom putting green, pet-friendly landscaping, and outdoor kitchen with a new BBQ & Big Green Egg (included!). The oversized, insulated detached double garage features HEATING, AC, a level 2 EV charger, Gym and workshop + separate electrical. Room for 3 cars on the concrete parking pad ('25)! Mechanics: 200 AMP service, HE furnace ('21), PVC triple-pane windows ('17), and Drycore subfloor system in basement. Unbeatable Corydon location, steps from vibrant shops, schools, & cafés. Turn-key perfection!



Neighbourhood	Crescentwood
Year Built	1950
Bedrooms	4
Bathrooms	2
Living Area	1,274 Sq. Ft.
Parking	Double Detached Oversized
Heating	Forced Air

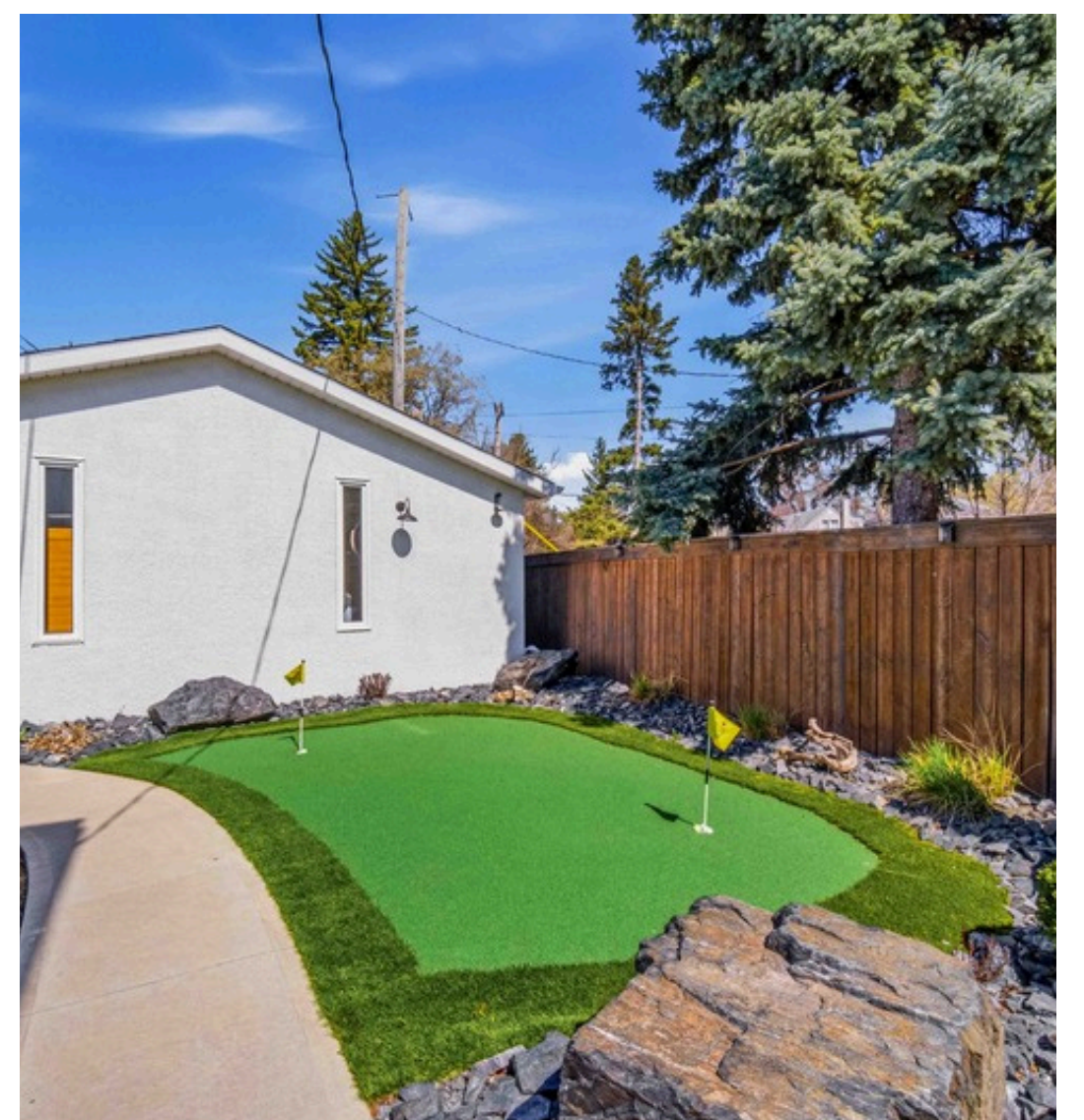






The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.





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# ENHANCEMENTS OVER THE YEARS

## Mechanical & Roof

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- High-efficiency furnace (approximately 5 years old)
- Central air conditioning (approximately 10 years old)
- Upgraded 200 AMP electrical service
- Hot water tank (approximately 5 years old)
- Level 2 EV charger installed in garage
- Roof (approximately 10 years old)

## Kitchen & Interior Renovations

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- Fully renovated premium kitchen (approximately 3 years old)
- Walnut drawer interiors throughout
- Built-in bar fridge in buffet area
- Premium GE Café appliance package included
- Premium finishes and cabinetry
- Heated kitchen flooring
- Heated bathroom flooring
- Renovated basement (approximately 5 years old)
- Drycore subfloor system installed beneath basement flooring
- Upper bathroom renovation completed (approximately 5 years ago)
- Hardwood flooring (approximately 5 years old and in excellent condition)
- Fresh interior paint throughout the home
- Washer and dryer (approximately 2 years old)

## Garage & Exterior Features

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- Oversized insulated garage with:
  - Heating
  - Air conditioning
  - Dedicated gym subpanel
  - EV charging capability
- Composite deck (approximately 2 years old)
- Outdoor kitchen area including:
  - Brand-new propane BBQ
  - Big Green Egg smoker/grill (included)
- Exterior 3-car parking pad (approximately 1 year old)
- Front and rear walkways completed (approximately 5 years ago)
- Fresh exterior paint
- Gemstone permanent exterior lighting system
- Beautifully landscaped and meticulously maintained yard
- Custom putting green installed (approximately 1 year ago)
- Designed with specialty materials to minimize odors for dogs/pets

## Windows, Doors, & Insulation

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- All PVC triple-pane windows and exterior doors replaced in 2017 (with transferable warranty)
- Attic insulation upgraded to R-50 (house and garage)
- Basement insulated to R-24
- Majority of exterior walls have been upgraded with additional insulation
- New soffit, fascia, eavestroughs, and gutter guards





# The Ellis Team

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