



19 Duncairn Drive

Total Square Footage: 3,060 sf + 1,340 sf below grade

Property Highlights:

- **Custom Built Home** completed in 2014
- **Premium Lot & Tranquil Setting:** Set on an expansive, cedar-lined side lot - perfect for family enjoyment and outdoor living, offering both privacy and space.
- **Exclusive & Serene Location:** Nestled on a quiet, low-traffic street
- **Refined Craftsmanship:** Solid wood doors and exquisite millwork throughout create a serene, sound-insulated interior that reflects timeless quality.
- **Nature & Recreation at Your Doorstep:** Steps from the newly developed community park at Rathburn & Glen Agar, scenic Mimico Creek Trail, and West Deane Park - ideal for an active lifestyle surrounded by nature.
- **Top-Tier Education:** Located within the boundaries of highly sought-after schools: Rosethorn Junior, St. Gregory Catholic, and John G. Althouse Middle School.
- **Unmatched Transit Hub:** A commuter's dream - just 8 minutes to Kipling Station & GO, only 15 mins to Union Station with no stops, 10 minutes to Pearson International Airport and quick access to Highway 427 & 407.
- **Effortless Convenience:** Enjoy proximity to premier amenities, shops, dining, and everything your family needs - all within reach.
- **In-Law Capability:** Spacious Basement with 2 bedrooms, 3 piece bath, roughed-in Kitchen and Laundry

Property Upgrades:

- CCTV Wired Camera System: 4 cameras + doorbell camera (2025)
- Kitchen Backsplash (2025)
- Premium Light Fixtures from Restoration Hardware (2021)
- Custom Steam Shower in Primary Ensuite (2021)
- New vanities in all Second-Floor Bathrooms (2021)
- Cedar Play Structure with Swings and Slide (2021)
- Summerwood Custom Cedar Shed (2019)
- Custom Built-in Cabinetry & Fireplace Column (2018)
- Arctic Spa Hot Tub – Wifi-enabled with integrated speaker system (2018)
- EZ Lawn Sprinkler System – Includes cedar drip line and RainBird Wifi Controller (2018)