

9 Babington Crt

PROPERTY DETAILS

- 2025 Taxes - \$7,914
- Bungalow with loft addition
- Single car garage
- Square footage (per MPAC)
 - Main floor - 1590
 - Loft level – 356
 - Lower level - 1234
- Preferred closing – 30
- Lot size
 - 49 x 115

LOCATION & LIFESTYLE HIGHLIGHTS

- Efficient layout for many situations
- Private, secluded setting
- Quiet cul-de-sac
- Minutes to shopping, transit, major highways, schools, public swimming, skating
- Adjacent to Islington Golf & Country Club

HIGHLY RATED SCHOOLS

- Catholic :
 - St. Gregory– JK – 8
 - Michael Power – 9-12
 - Josyf Cardinal Slipyj – JK-8
- Public:
 - Islington Junior Middle– JK- 8
 - Etobicoke Collegiate Institute - 9-12

FOYER /MAIN FLOOR– Welcoming and Spacious

- Double closet
- Hardwood flooring

LIVING ROOM – Bright and Inviting

- Large picture windows
- Gas Fireplace
- Walk-out to patio

DINING ROOM – Open Concept

- Hardwood flooring
- Built-in cabinet

KITCHEN

- Overlooks front entrance
- Appliances in "as in" condition

PRIMARY BEDROOM

- Double closet
- Large window

2ND BEDROOM

- Large closet
- Bright, large windows

FAMILY BATHROOM

- 4 pc
- Large shower / tub

LOFT

- Flexible as home office, guest room, studio
- 3 pc ensuite

LOWER LEVEL- Highly functional for multiple usages

- Family room
- Laminate flooring
- Gas fireplace
- Flex space / guest bedroom
- 3 pc bathroom

MECHANICALS AND EXTERIOR

Interlock & flagstone patio & pathway
Mature trees and lush landscaping
Large front patio with accessible ramp