

Welcome to

811 Iroquois Road



CHELL
TEAM



Welcome to this immaculate 3-bedroom bungalow, nestled on a generous 75 ft lot in sought-after Glabar Park! A rare and versatile feature is the property's dual laneways, providing both a single-car garage and carport. The carport offers convenient direct side-door access to the basement - creating excellent potential for a separate in-law suite with its own private driveway. Inside, discover a bright and inviting living room featuring a large picture window and wood burning fireplace, and flows easily to the formal dining room with patio access. Sun-filled kitchen boasting solid oak cabinetry, stainless steel appliances, and eating area. Three well-sized bedrooms and an updated 4-piece bathroom complete the main level. Finished basement - with 9 windows - offers a spacious rec room, additional full bathroom, office nook and ample storage. Step outside to your private backyard oasis, beautifully landscaped with gorgeous perennial gardens, a tranquil pond / water feature and inviting patio space. Ideally located steps from Carlingwood Mall, transit and plenty of amenities, with easy access to the 417, and the vibrant boutiques, cafés and restaurants of Westboro. This home is beautifully maintained and is move-in ready. A fantastic opportunity!





MAIN LEVEL

Living Room	16'8" x 12'11"
Dining Room	10'9" x 10'3"
Kitchen	13'2" x 9'0"
Primary Bedroom	12'6" x 11'0"
Bedroom	10'6" x 10'0"
Bedroom	9'0" x 8'1"
Bathroom	4-piece

BASEMENT

Recreation Room	26'9" x 10'7"
Bathroom	4-piece
Nook	10'5" x 7'4"
Storage/Laundry	

Bedrooms: 3

Bathrooms: 2

Neighbourhood: Glabar Park

Lot Size: 75.80 ft x 82.99 ft (Irregular)

Year Built: 1957

Possession: TBA

Style: Detached, Bungalow

Exterior: Brick

Parking: 5

Garage: Single Car Attached + Carport

Heating: Forced Air / Natural Gas - 2005

Cooling: Central Air - 2005

Taxes: \$6,195.18 / 2026

INCLUSIONS

Refrigerator, Stove, Hood Fan, Washer, Dryer, Basement Fridge, Upright Freezer in basement, All Light Fixtures, White Cabinets in storage area, All Blinds, Curtains, Alarm Hardware only, Hot Water Tank, Auto Garage Door Opener + Two Remotes, Pond (pump & filter), Bird Baths, Garden Shed

EXCLUSIONS

None







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