

*Presenting*  
*298 Erskine Ave*





## *Serene Turn-Key Family Retreat*

Tucked away on a quiet, traffic-free cul-de-sac in sought-after Sherwood Park, a beautifully maintained detached home offering exceptional space, thoughtful updates & a truly special setting on a rare 187 ft deep lot. The main floor features a classic & spacious layout, with a large living & dining room. The renovated kitchen opens seamlessly into an expansive family room with custom built-ins, creating a warm & functional hub for everyday living. A convenient main floor powder room & walkout to a stunning two-tiered deck complete the space-perfect for indoor-outdoor living. Upstairs, the oversized primary retreat features a wall of closets & a renovated 5-piece ensuite with skylight, & plenty of room to relax in a bright & serene escape. Two additional generously sized bedrooms with ample closet space share a 4 pc hall bathroom. The lower level with a walkout impresses with high ceilings, a recreation area, 4-piece bathroom & a large 4th bedroom complete with a built-in Murphy bed & dedicated office area-ideal for guests, teens, or work-from-home needs. Set on a remarkably deep lot, the lush backyard is a true highlight-offering a private, lush park-like setting with a beautifully designed two-tiered deck, garden shed, expansive yard, an ideal setting for a playset or a trampoline, the perfect place for play & relaxation. This home has been meticulously cared for & upgraded over time, reflecting true pride of ownership. Notable improvements include a renovated primary ensuite bathroom & renovated kitchen, updated front stonework & extensive landscaping, expanded rear lawn, a rebuilt rear deck, a resurfaced & widened driveway, various window upgrades, metal roof, upgraded exterior doors & more. Walking distance to Yonge St. Shops, Restaurants, parks, just steps to the new LRT & Yonge & Eglinton Subway Station & close to incredible public & private schools. A rare opportunity to own a turnkey family home on a street with a very close knit community of families.



## *Property Highlights & Upgrades*

- Property Tax 2025: \$12,706.36
  - 25 Ft X 187.67 Ft Lot
  - 2,198 Sq Ft of Above Grade (as per Floor Plans) + 763 Sq Ft Basement (as per Floor Plans)
  - 3+1 Bedrooms, 3.5 Bathrooms
  - 8'10" Ceiling on Main, 9' Ceiling on Second 13'11" at Skylights & 7'9" Ft Ceiling in the Basement (Approx.)
  - Crown Moulding, Pot Lights & Hardwood Floors on Main Floor
  - 2 Fireplaces (1 in the Living Room & 1 Electric in the Basement Recreation Room)
  - Open Interior Transom Between Dining Room & Kitchen Bringing in Natural Light from the Skylights
  - Spacious Kitchen with High-end Appliances, Custom Soft-Close Cabinetry & Centre Island with Quartz Countertop
  - Family Room Features Floor-to-Ceiling Built-in Shelving, Custom Cabinetry & Built-in TV Wiring & a Glass French Door Walk-out to the Deck
  - 4 Skylights on the Second Floor (2 in the Hallway, 1 in the Primary Ensuite Bathroom & 1 in the Hallway Bathroom)
  - Primary Bedroom Features 3 Sets of Double Closets, a Single Closet, Hardwood Floors, Renovated 5 Pc Ensuite Bathroom with Heated Floors & a Skylight
  - Basement Features Recreation Room with Built-in Shelving & Cabinetry, 4th Bedroom with Murphy Bed, Built-in Desk & Glass Sliding Door Walk-out, 4 Pc Bathroom, Storage & Direct Access to the Garage
  - Backyard Features a 2 Tiered Wood Deck and Deep Lot with Shed and Grass Area
  - Built-in 1 Car Garage & Private Drive
  - Garage Dimensions; Height 7'8", Length 19'2", Width 9'11" & At Nook Width 16'4" (Approx)
- Smart Home & Security:**
- IQPanel Security System - has an Integrated Speaker & Microphone to Communicate via Panel
  - Monitoring System Can be Accessed &

John Fisher Jr (PK - 6) For French Immersion & Regular Track as of 2022 (Gr 4 & 5 for 2026/2027 attend Eglinton Jr PS Hodgson Middle (6 - 8), Northern SS (9-12), St Monica (PK-8) Marshall McLuhan (9-12)  
Close Proximity to Some of Toronto's Top Private Schools Including: Havergal College, St Clement's School, Greenwood College, Toronto French School, Crescent, Crestwood

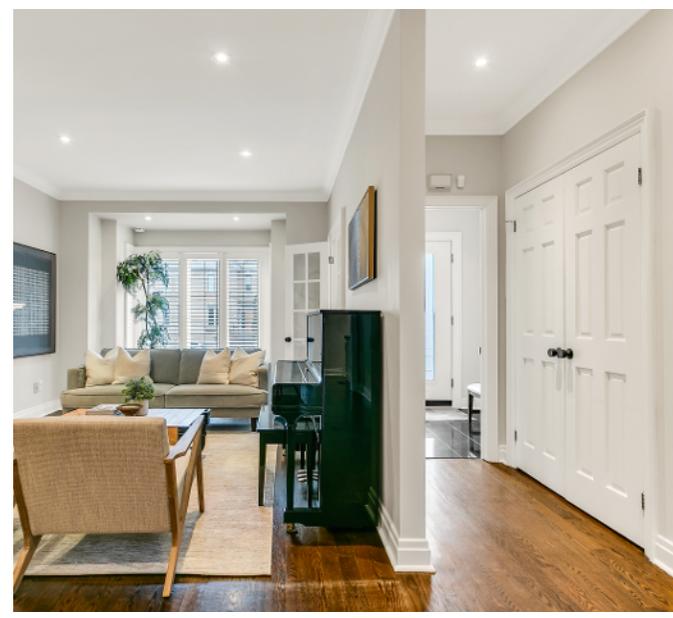
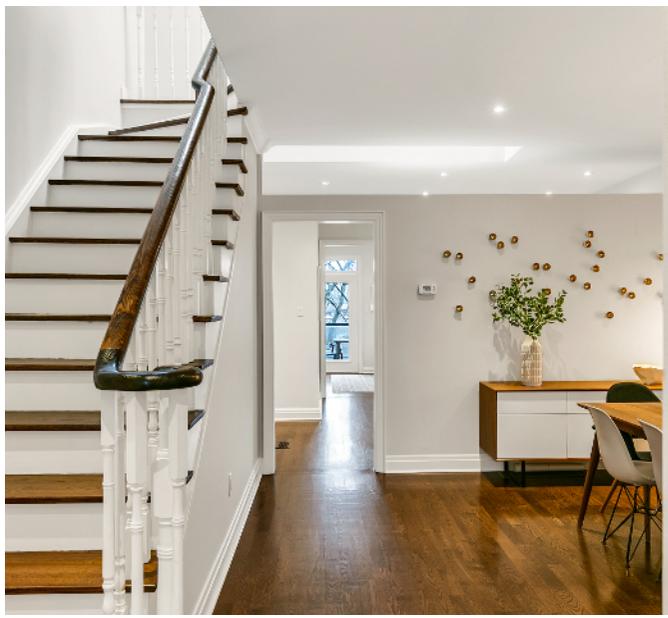


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- Controlled via Alarm.com App
- Panel Turns into a Customizable Photo Frame when Not in Use

### **Upgrades Include:**

- New Carpet Second Floor Hallway, 2nd & 3rd Bedrooms & Basement (2026)
- Re-laid Stonework in Front of the House & Planted Shrubbery (2024)
- Garage Fridge (2023)
- Dishwasher (2019)
- Side Door & Basement Walk-out Sliding Door (2019)
- Sound Proofed Wall Between the 2nd & 3rd Bedrooms (2018)
- Re-landscaped the Backyard (Enlarged the Grass Area at the Bottom of Hill) (2017)
- Resurfaced & Widened Driveway (2017)
- Stripped, Replaced & Covered Window Boxes on Front Main Floor & Second Floor with Weatherproof PVC (2016)
- Roof (2016)
- Custom Front Door (2016)
- 2 Tier Deck/patio off the Back of the House (2015)
- Installed Gas Line for BBQ (2015)
- High Efficiency Air Conditioning Unit (2014)
- Hot Water Tank (2014)
- Hardwood Floors in Primary Bedroom (2013)
- Renovated Primary Ensuite Bathroom & Added Heated Floors (2013)
- Custom Built-in Shelving in Family Room (2013)
- Washer & Dryer (2013)
- Furnace (2005)
- All Front Windows Upgraded to Thermal Vinyl Windows
- 200 Amp & Copper Electrical Wiring
- Copper Water Piping











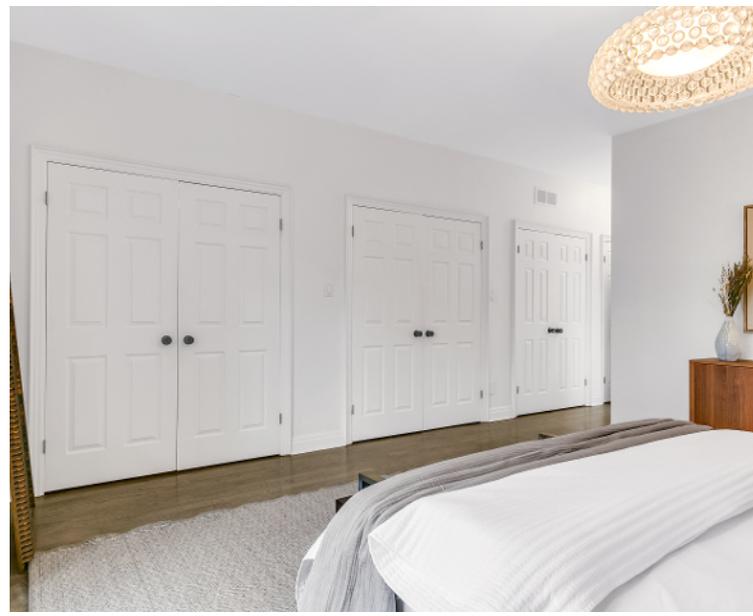










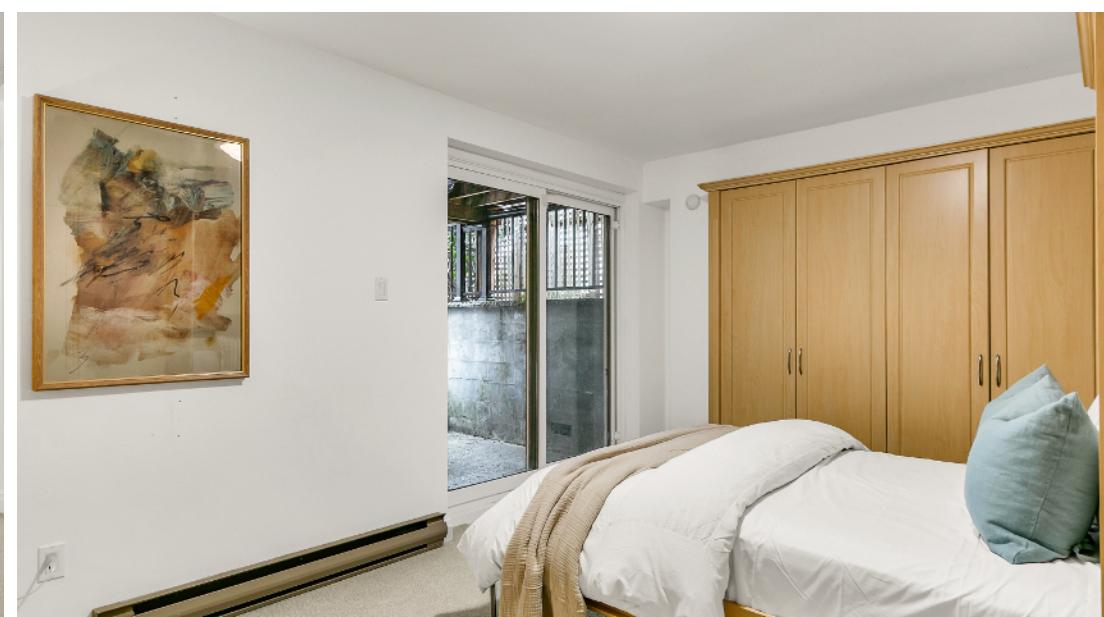




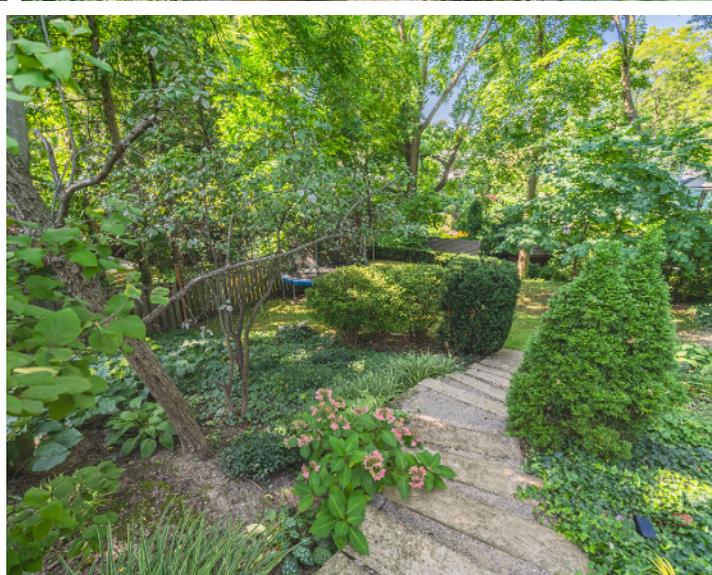
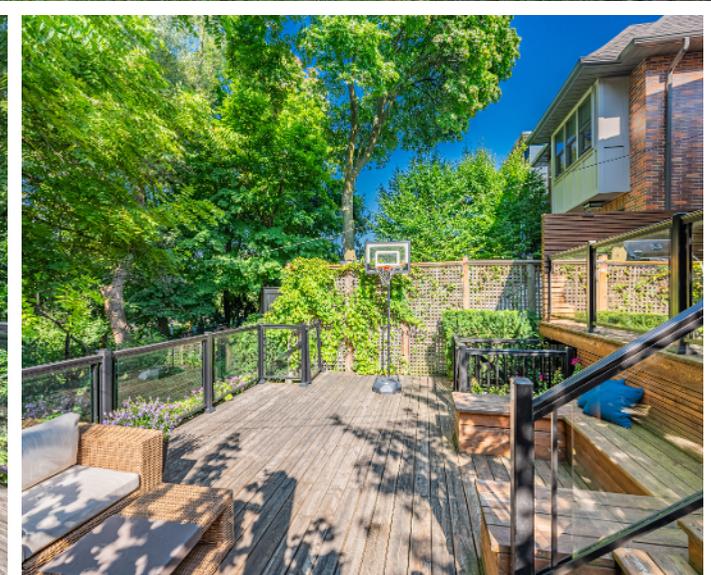
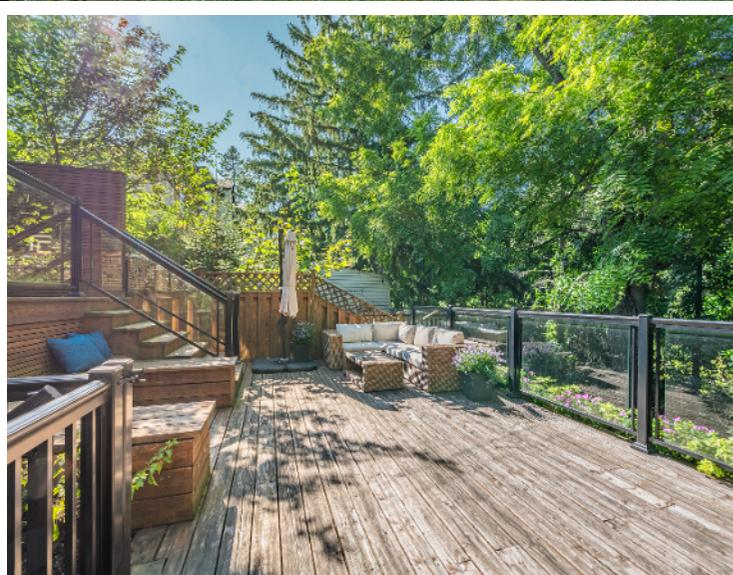




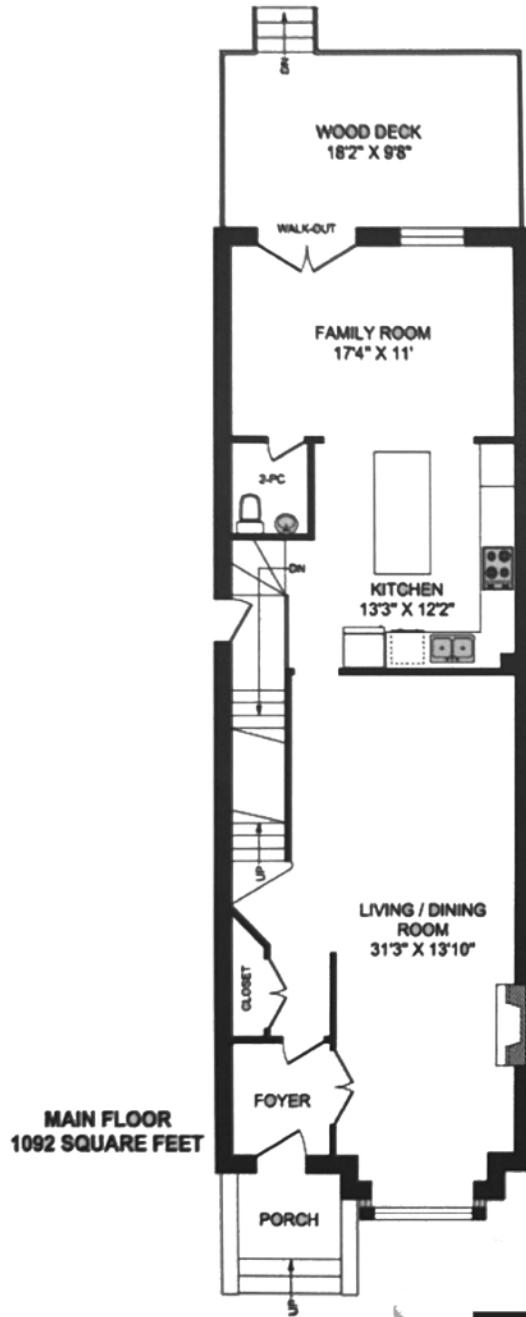






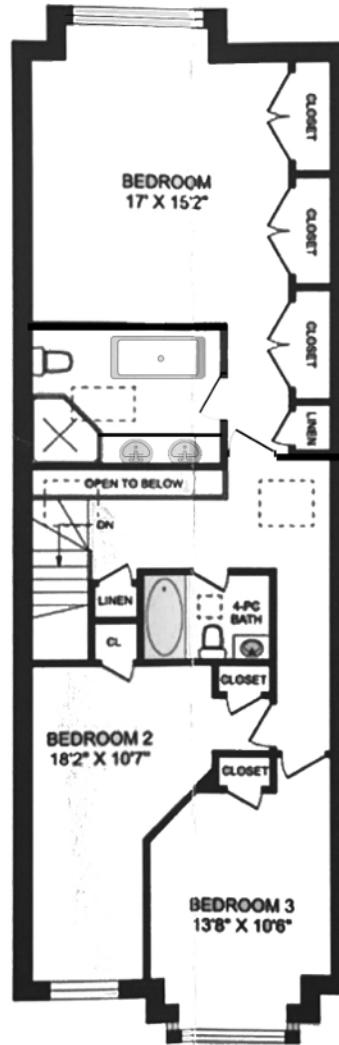






**MAIN FLOOR**  
1092 SQUARE FEET

**298 ERSKINE AVENUE**



**SECOND FLOOR**  
1106 SQUARE FEET



**LOWER LEVEL**  
763 SQUARE FEET



**EILEEN LASSWELL**  
B R O K E R

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