



HEAPS ESTRIN

REAL ESTATE TEAM



253 Brookdale Avenue



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In heart of the John Wanless school district sits 253 Brookdale Avenue - a truly unique offering in one of the most desirable neighbourhoods in the city. With four well-proportioned bedrooms, a private driveway and a large attached garage, this home packs a punch when compared to the average semi-detached offering.

Approaching the entrance to this home is a covered porch that gives way to a wide foyer featuring a large coat closet. Beyond, a newly updated kitchen with a breakfast bar, brand-new stainless steel appliances and an abundance of storage, is poised and ready to support years of family gatherings and dinner parties. The open-concept dining room and living room complement the well-configured main floor space and are adorned with a cozy gas fireplace, built-in shelving, and a large deck that enjoys southern exposure for all-day sunshine.

Upstairs, four good-sized bedrooms await, beginning with a king-sized primary bedroom and a double closet. The second, third, and fourth bedrooms, each with closets, have lots of room to spare and enjoy a four-piece bathroom that is perfect for sharing.

The finished lower level has a family room, a bonus room that is perfect for an additional bedroom or office, huge laundry and storage room, and a three-piece bathroom.

This home offers Bedford Park living at its finest. It is a short walk to the shops of Yonge Street, Lawrence Subway station, and within walking distance to surrounding parks and ravines. It also offers immediate proximity to the highly sought-after John Wanless Elementary School, and is just a short walk to Blessed Sacrament, and a stone's throw from top area public and private schools.

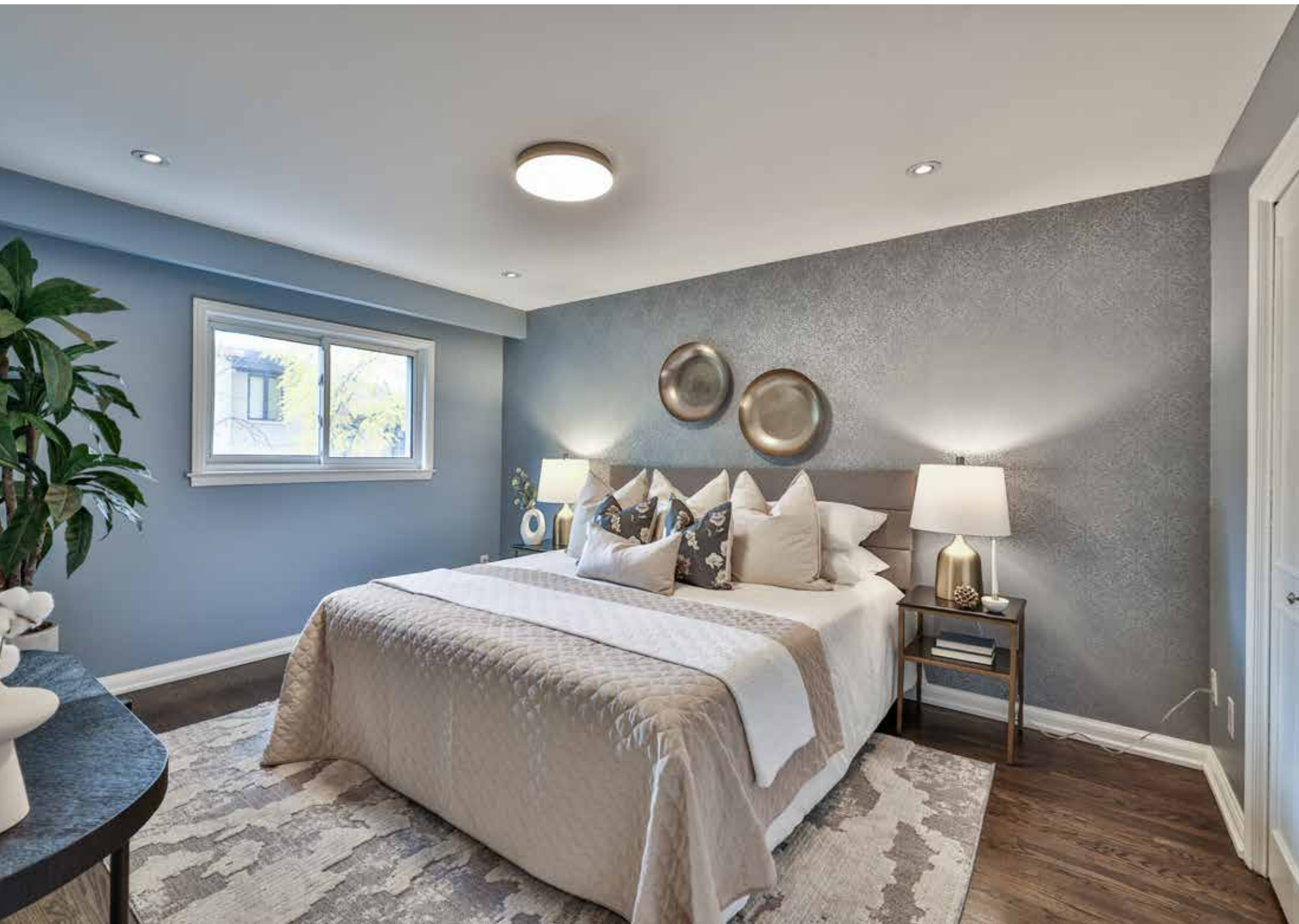








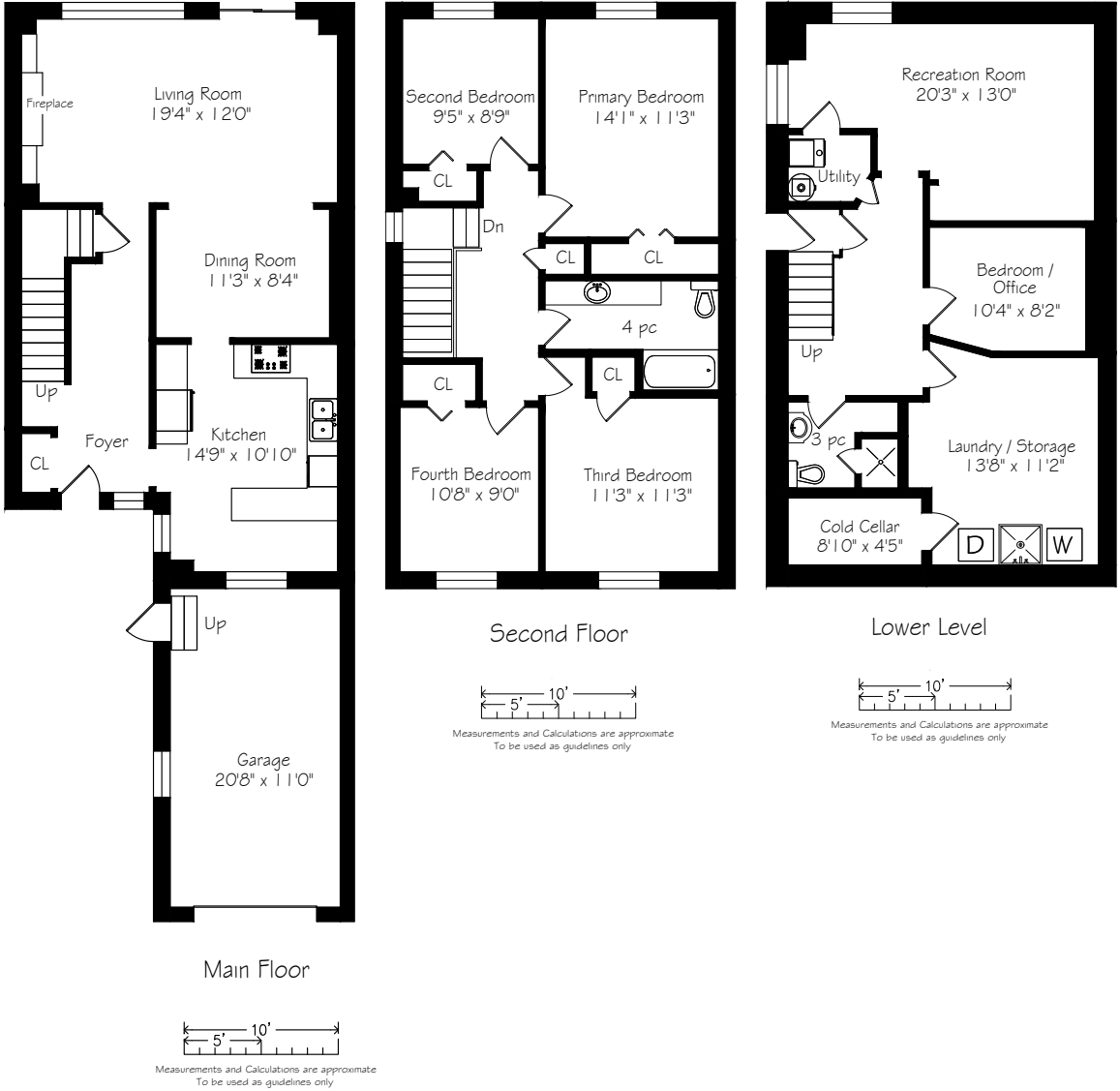












Details

LOT SIZE

25 feet by 110 feet

TAXES

\$6,376.20 (2022)

POSSESSION

30 days or to be arranged

HEATING

Forced air, gas

COOLING

Central air conditioning

DRIVEWAY

Attached Garage with Private Driveway and Parking for Two Cars

Features

- A unique offering in one of the most desirable neighbourhoods in the City...
- Four well-proportioned bedrooms, a private driveway and a large attached garage
- Covered porch with seating area and back deck with room for lots of seating
- Wide foyer featuring a large coat closet
- Newly updated kitchen with a breakfast bar, brand-new stainless steel appliances and an abundance of storage
- Open-concept dining room and living room with a Gas Fireplace and Built-In Shelves
- King-sized primary bedroom with a double closet.
- Second, third, and fourth bedrooms, each with closets
- Four-piece bathroom - perfect for sharing.
- Large family room, a bonus room that is perfect for an additional bedroom or office, huge laundry and storage room,
- A Three-piece bathroom completes the lower level space
- A short walk to the shops of Yonge Street, Lawrence Subway stations, and within walking distance to surrounding parks and ravines.
- Immediate proximity to the highly sought-after John Wanless Elementary School
- A stone's throw to top area public and private schools.

IMPROVEMENTS

- Painted throughout (2022)
- New Refrigerator, Gas Range, Dishwasher and Hood Vent (2022)
- New Broadloom, Lower Level Stairway (2022)
- Frigidaire Gas-Fired Furnace and Thermostat (2017)
- Frigidaire Air Conditioner (2017)
- Rheem 40 Gallon Gas-Fired Hot Water Tank (2017)
- General - Aire FlowThrough Humidifier (2017)
- New upper roof, main structure (2014)
- Potlights installed in Dining Room, Living Room, 2nd Floor Hallway and Lower Bedroom/Office (2014)

INCLUSIONS

- Frigidaire Dishwasher (2022)
- Whirlpool French Door Refrigerator (2022)
- KitchenAid Gas Range (2022)
- Stainless Hood Vent (2022)G
- Wine Fridge
- Gas-Fired Forced Air Furnace (2017) and Related Equipment
- Central Air Conditioning and Related Equipment
- Broadloom, where laid
- Window treatments, where hung
- Hot Water Tank (2017, owned)
- All Electric Light Fixtures, except where excluded
- Garage Door Opener and Related Equipment
- Retractable Awning (Back Deck)

EXCLUSIONS

- Dining room chandelier
- Hanging Art and Decorative Mirrors

RENTALS

- None



HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



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