



HEAPS ESTRIN

REAL ESTATE TEAM



338 Bartlett Avenue N



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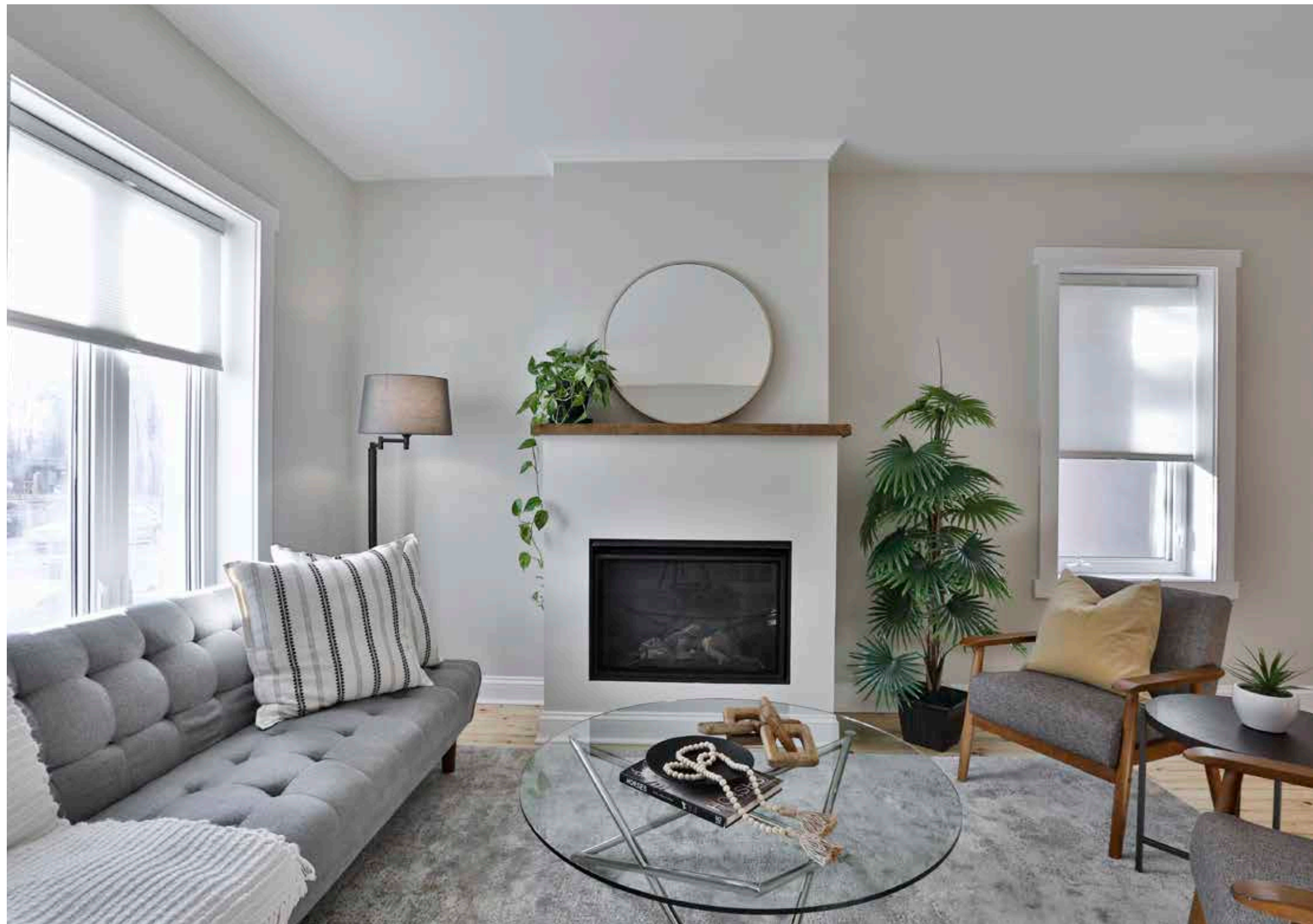
Contemporary 2 1/2-storey, Re-imagined Edwardian Style Home, Situated In The Trendy Wal-lace Emerson Neighbourhood. This Inviting Open Concept Property, Boasts A Warm Gas Fireplace In the Living Room, Main Floor Hardwood, And Lots Of Sunlight in The Living /Dining Room Combination.

Upgraded Gorgeous White Kitchen includes, Quartz Counters, Timeless Backsplash and New-er Stainless Steel Appliances. The Kitchen Walks Out To The Large Private Deck Leading To The Wonderful Outdoor Area. Tucked Away In Its Own Oasis. The Backyard Creates Space For All Family Members And Events. The Spacious Deck Is Perfect For Bbq's And The Green Space Includes An Organic Vegetable Garden, A Fire Pit Fit For Roasting Marshmallows, A Custom Garden Shed And An Enjoyable Treehouse To Build Any Child's Imagination.

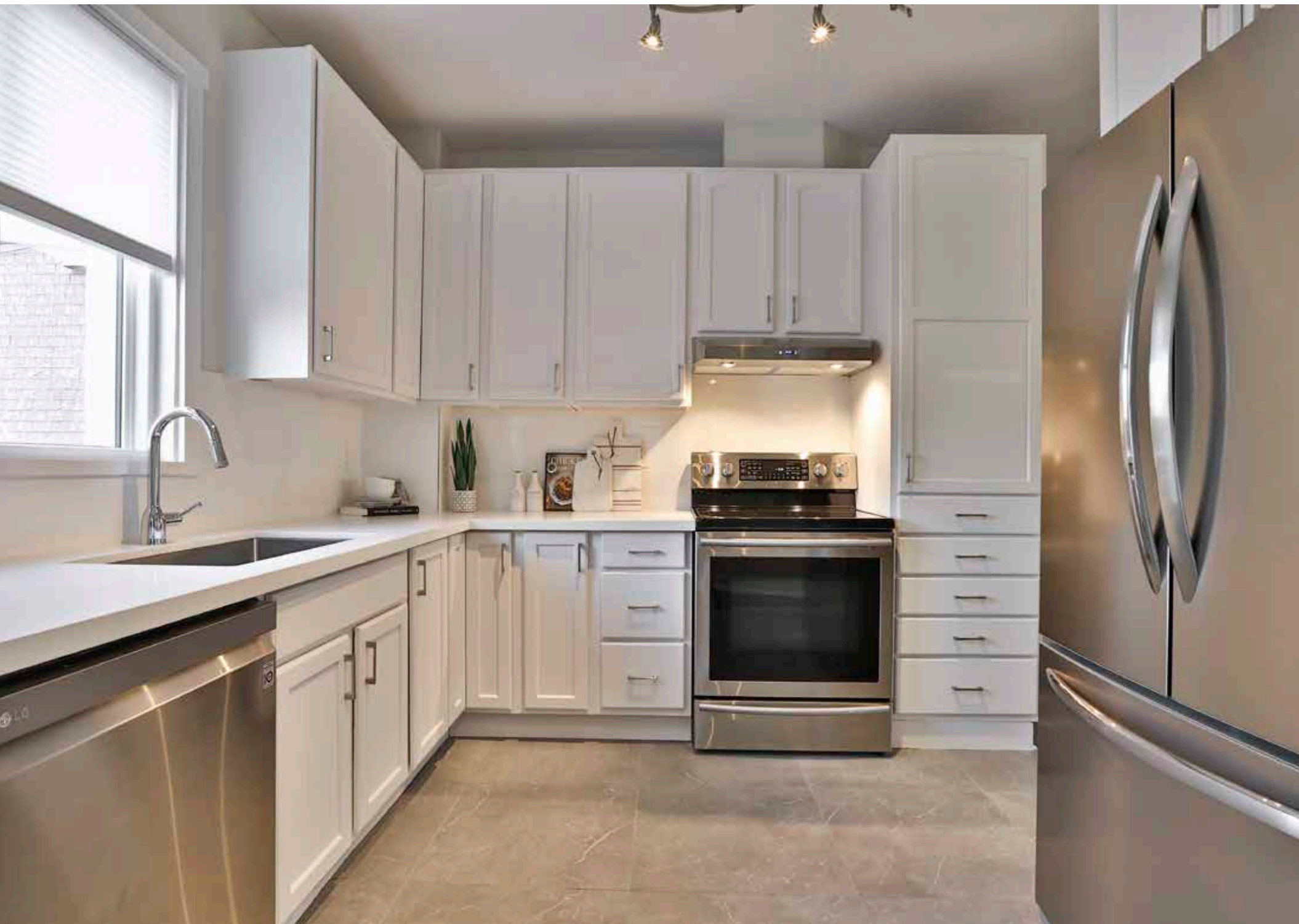
Offering 3+1 Bedrooms Upstairs, Including A Spacious Loft With A Private, Newly Renovated Ensuite. The Sizeable Second Floor Bedrooms Allow Ample Space For A Growing Family. This Home Also has A Rare Second Floor Office Opportunity For Homework and/or Work From Home Options.

The Remodelled One Bedroom Lower Level Apartment, Allows For Two Separate Self Con-tained Living Areas In One Home. Renovated in 2021, The White Kitchen Cupboards with Quartz Counters and Brand New Stainless Steel Appliances, Ensures This Home Is Move-In Ready From Top To Bottom. Includes, Upgraded Bathroom With Glass Shower Along With Its Own Laundry Room For All The Comforts Of Home. Use This Significant Lower Level Space As Per Your Family Needs. Many Options Are Available To You ie: Nanny Suite, In-Law Suite, Airbnb, Or Long Term Tenants. Dare To Create The Life You Have Always Desired With Extra Living Space In Your Home.

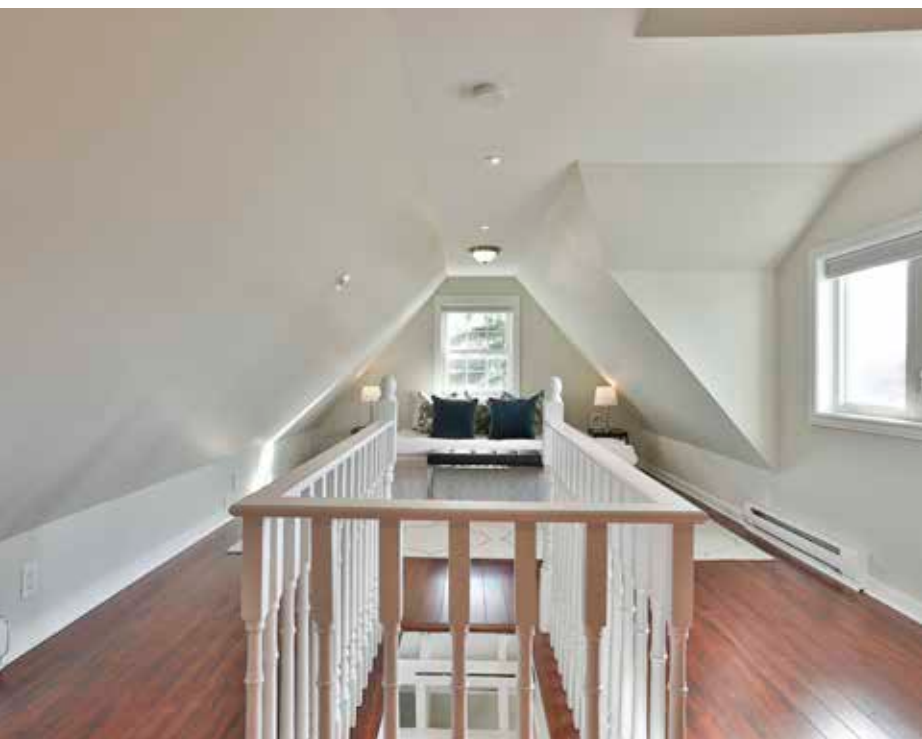
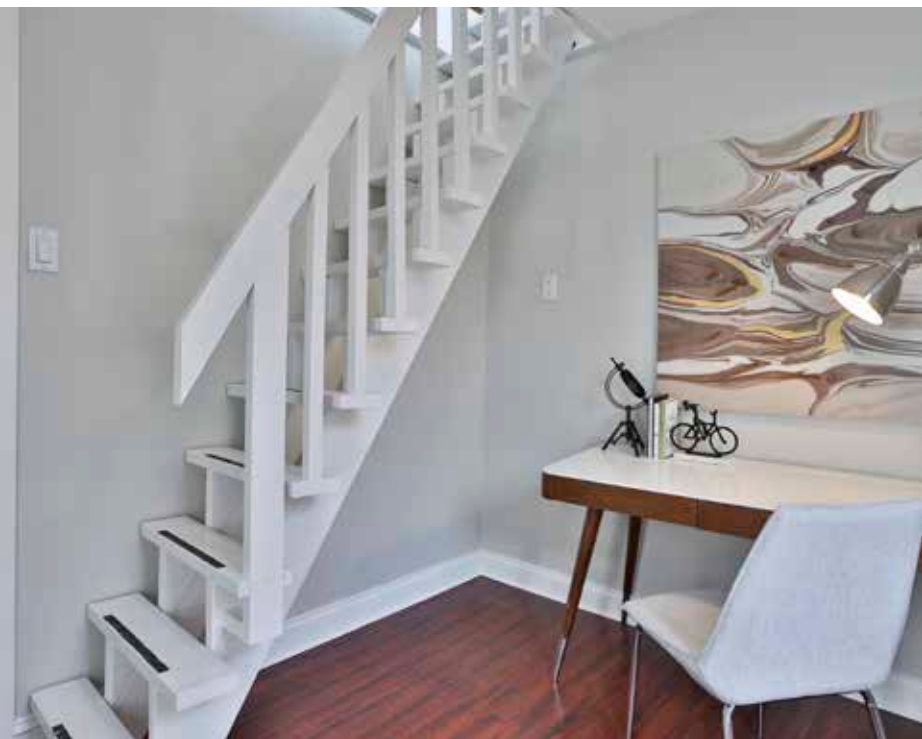
This Substantial Neighbourhood Is Minutes Away From Bloor Street and St Clair For Tons Of Shopping and Restaurants Galore. Museums, Casa Loma, George Brown College, Steps to Regal Rd Jr. P.S., Dovercourt Park, and Christie Pitt's Park, Along With The Emerging Toronto Green Line Which Is Perfect For Picnics and Family Bike Rides. Close to Wallace Emerson Community Centre (Pool, Skating, Soccer Field, etc). New Playground At Bristol Parkette. Also Steps Away From Bartlett Parkette and Geary Ave Amenities for Cafe's, Restaurants, Brewery, Bakeries, Ice Cream And More. Five Minutes From Dufferin Station, Easy Access To Subways and Minutes To Downtown.

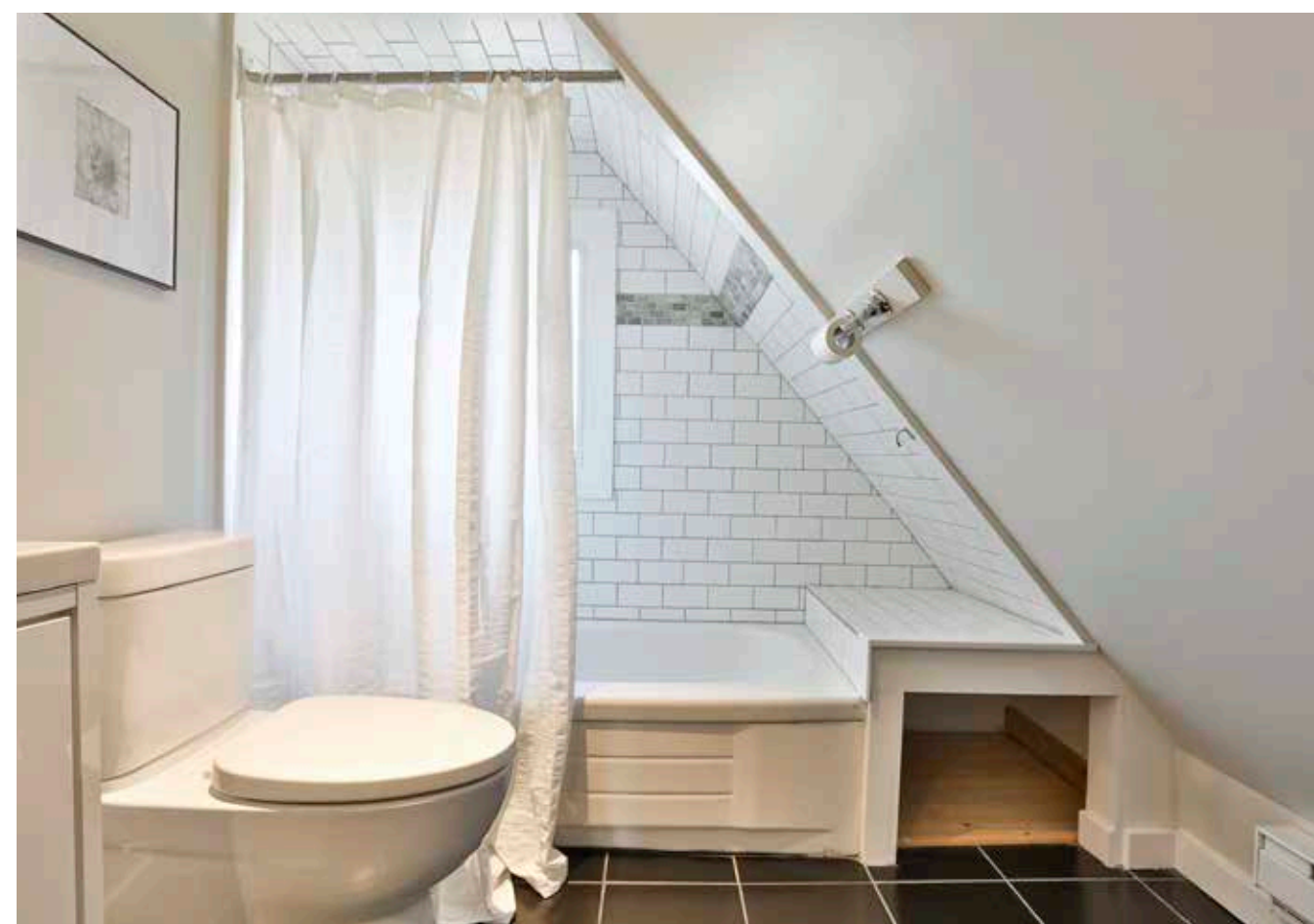
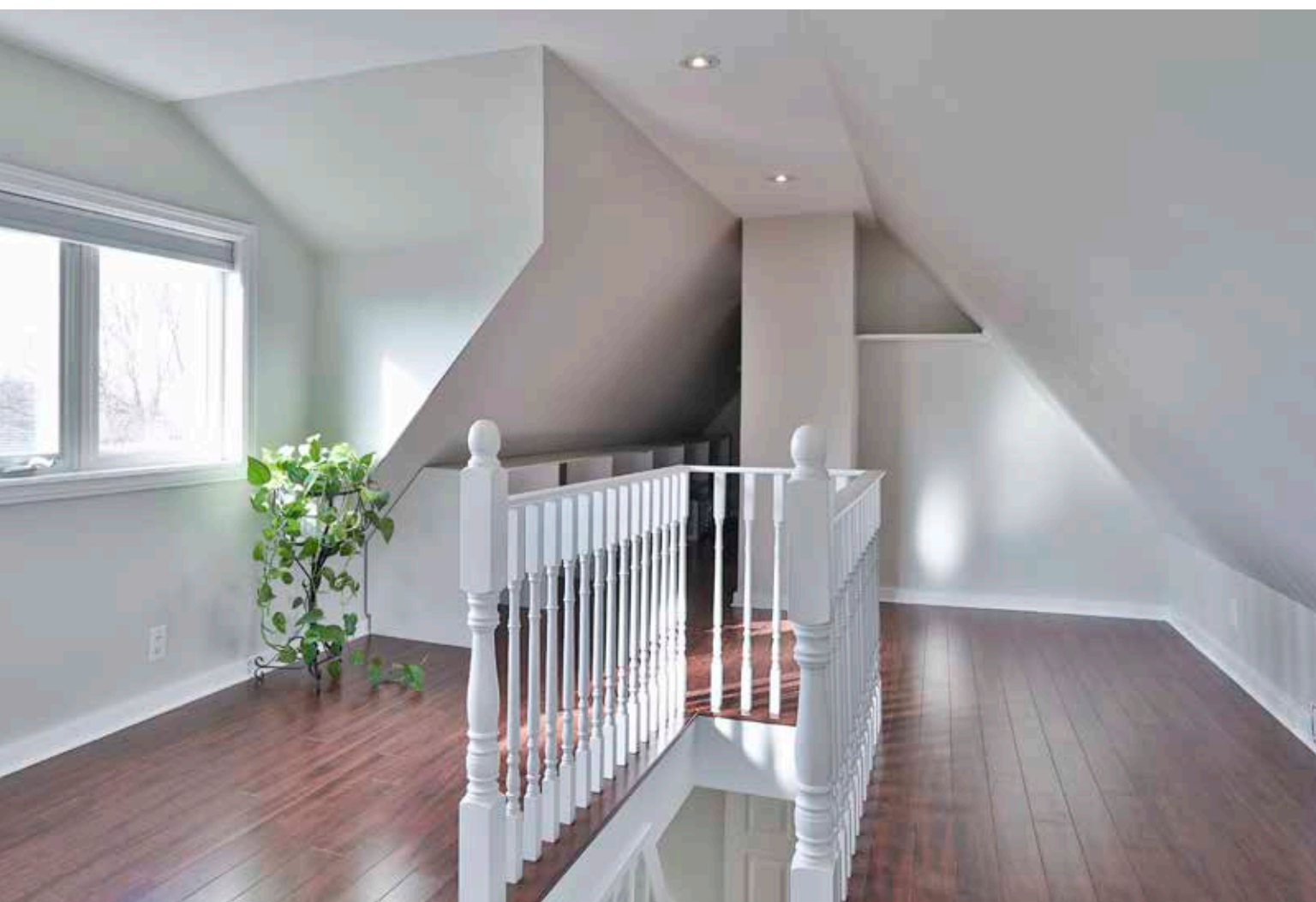


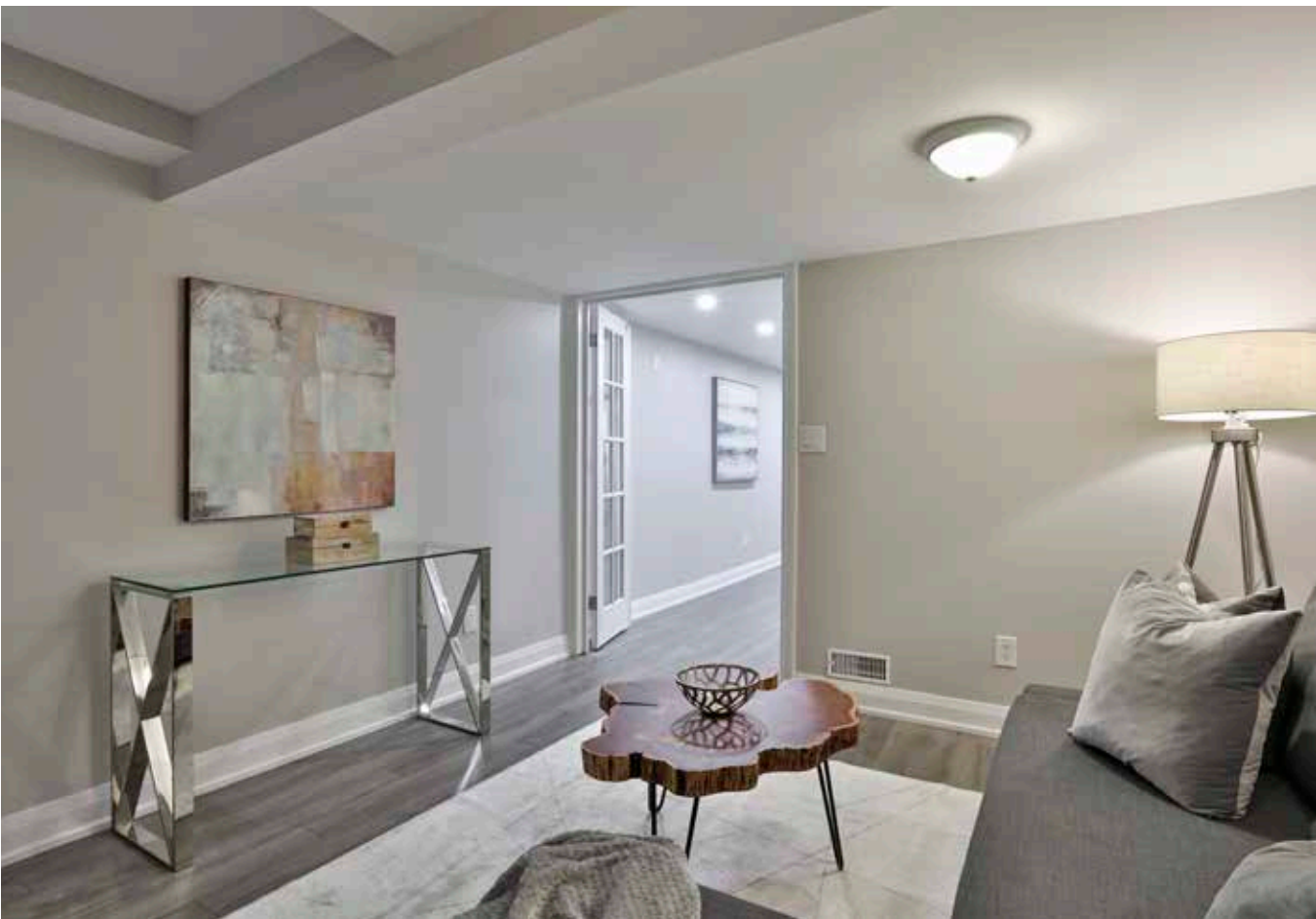




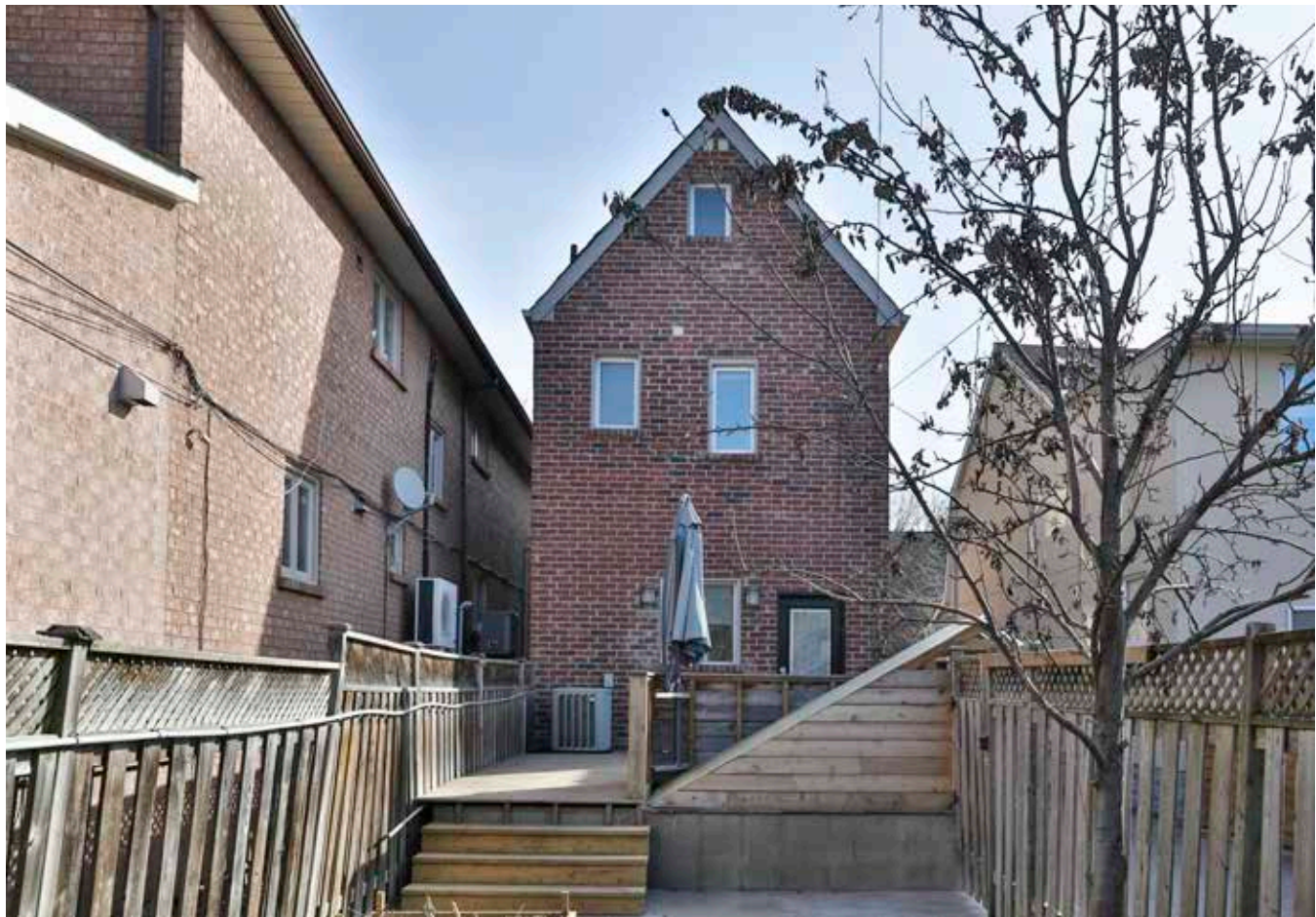
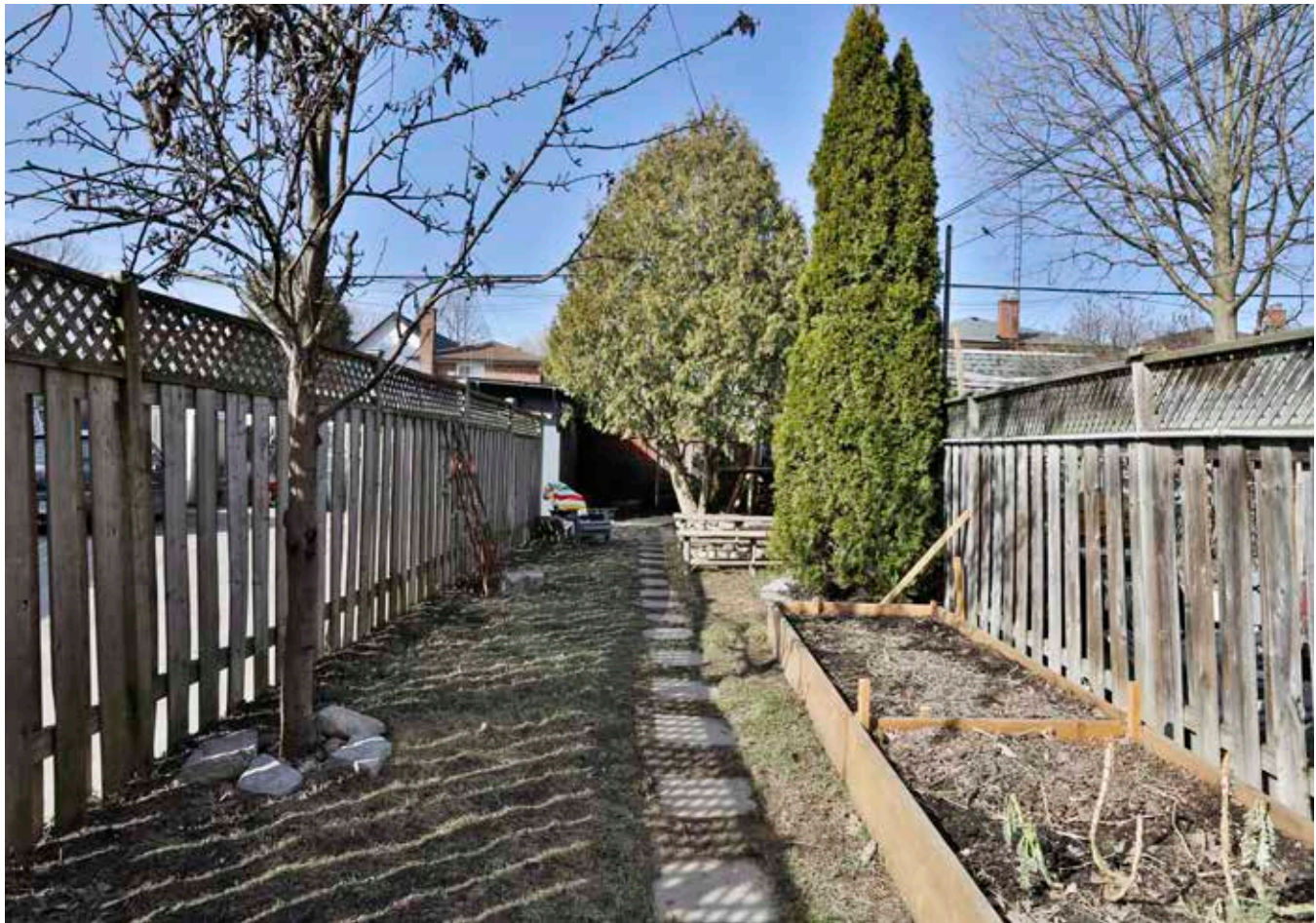














Features

- Built in 1908
- 2 1/2 Storey Edwardian Style Home
- Detached 3+2 Bedrooms
- 1+1 Kitchen
- Freshly Painted 2021
- Newly Landscaped 2021
- Main Floor Kitchen Update 2021
- Main Floor Kitchen - Quartz Counter Top 2021
- Main Floor Large Kitchen Sink 2021
- Frigidaire Stainless Steel Fridge 2019
- Samsung Stainless Steel Range-Hood 2018
- LG Stainless Steel Dishwasher 2018
- Main Floor Electrolux Full Size Washer & Dryer 2021
- 3-Piece Ensuite in Loft 2021
- Samsung Basement Kitchen Range 2021
- Broan Basement Range-Hood 2021
- Samsung Counter Depth Fridge in Basement 2021
- Samsung Full Size Washer & Dryer in Basement 2015
- Basement Laminate Flooring 2021
- 3-Piece Washroom in Basement 2021
- Exterior Stucco 2021
- Front Porch Newly Painted 2021
- Sump Pump 2021
- Front Door 2021
- Back Door 2021
- Furnace 2006
- Windows 2006
- Air Conditioner 2006

INCLUSIONS

- 2 Stainless Steel Fridges, 2 Stainless Steel Stoves, 1 Stainless Steel Dishwasher, 2 Stainless Steel Hood Ranges, 2 Washers, 2 Dryers, Furnace, Central Air, All Electric Lighting Fixtures, All Window Coverings & Hardware, Backyard Shed

EXCLUSIONS

- Curtains in 2nd floor bedroom

RENTAL ITEMS

- Hot Water Tank

Details

LOT SIZE

22.5 x 134.00 Feet

TAXES

\$4,497.80 (2021)

POSSESSION

June 28, 2021

HEATING

Forced Air/Gas

Baseboard Heating in Attic

COOLING

Central Air Conditioning

DRIVEWAY

2-car parking in mutual driveway



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.



Michelle Morgan

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