



HEAPS ESTRIN

REAL ESTATE TEAM



9 Browning Avenue



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Located in the highly sought-after Jackman school district, this thoughtfully renovated Playter Estates detached home offers all the modern features and luxuries a family could want. Day-to-day, the light-filled chef's kitchen, showcasing a dreamy marble island, provides a beautiful space for a family to cook and enjoy meals together while overlooking the expansive living room featuring a gas fireplace with a custom marble mantle and built-in shelving.

The home boasts four plus one well-laid-out bedrooms including a primary bedroom with a gorgeous ensuite bathroom and large walk-in closet. The second floor also features an impressive second bedroom with a gas fireplace, currently being used as a spectacular, dedicated home office.

The third floor exudes so much charm with two well-appointed bedrooms and a Jack and Jill four-piece bathroom. In total, five elegantly renovated bathrooms are in the home including a conveniently tucked away main floor powder room. The fabulous lower level offers a generously sized guest bedroom with access to a four-piece bathroom, and a versatile recreation space that can function as a home theatre, gym, playroom or home office. The south-facing backyard is an entertainer's dream featuring a built-in wood-burning fire pit, a tastefully landscaped, chic dining area and a custom shed.

9 Browning Avenue is conveniently located within walking distance to popular restaurants, coffee shops and amenities on Broadview and Danforth Avenues. It is also in close proximity to Riverdale Park/Pool/Tennis, Withrow Park, Todmorden Mills Park, Logan Avenue Parkette and The Evergreen Brick Works. You can be downtown in minutes with direct access to the DVP, Bayview Extension and a five-minute walk to the subway line.







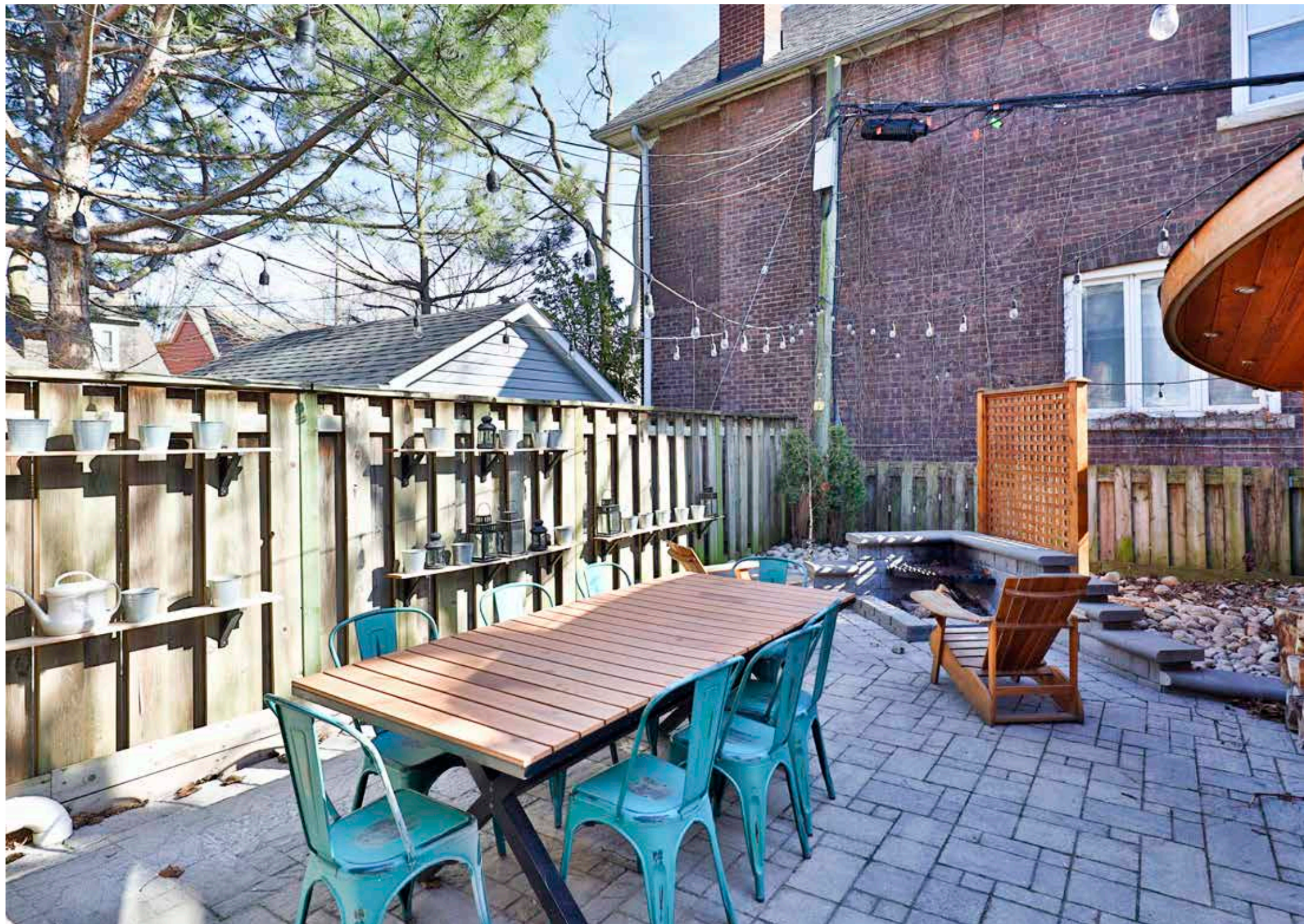


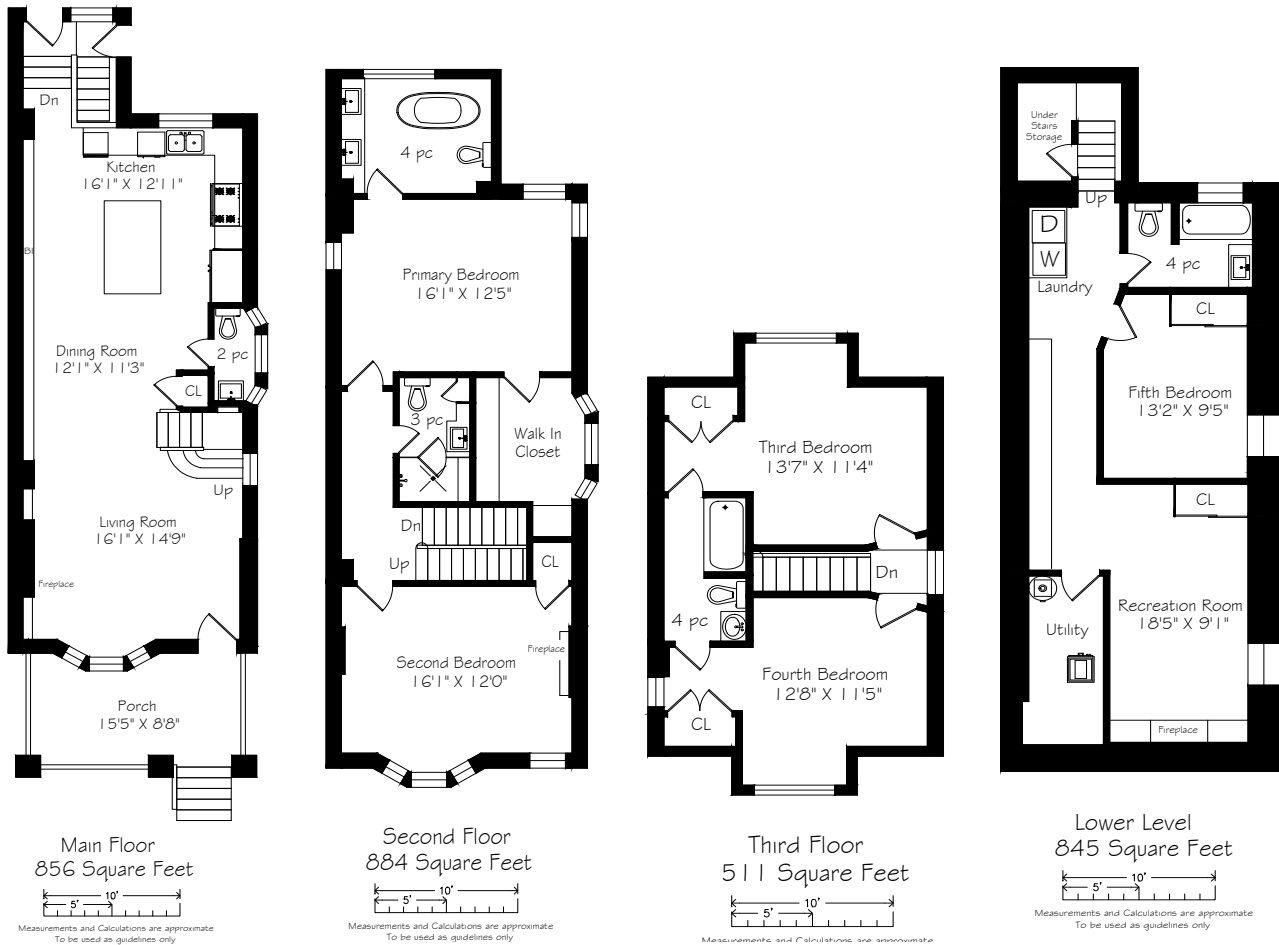












Details

LOT
22.5 feet x 100 feet

TAXES
\$8,281.92 (2020)

POSSESSION
60 days

HEATING
Forced Air Gas

COOLING
Central Air Conditioning

DRIVEWAY
Mutual, one non-legal front pad parking
(purchaser to apply for permit)

Features

- Sleek open concept three storey home with contemporary flair
- ¾ inch prefinished hardwood floors
- Linear gas fireplace with floor-to-ceiling marble surround in living room
- Custom built-in shelving in living and dining rooms
- Chef’s kitchen featuring marble island and quartz countertops, Sub Zero refrigerator/freezer, Bertazzoni five burner gas cooktop and oven, stainless steel hood, Bosch dishwasher and wine fridge
- Mudroom leading to back garden
- Main floor powder room with bay window
- Heated marble floors in second floor bathrooms
- Primary bedroom with four windows, large walk in closet
- Primary bedroom four-piece ensuite featuring marble countertops and heated tiled floors, custom vanity with double sinks and soaker tub
- Beautiful gas fireplace with marble surround and hearth in second bedroom
- Three-piece bathroom on second floor with marble countertops, marble shower with built-in bench and heated floors
- Four-piece Jack and Jill bathroom on third floor with custom tiled floor
- Lower level recreation room with fireplace, window and built-in shelving
- Lower level guest bedroom with window
- Central vacuum system
- Custom wood burning firepit and shed in backyard
- Professionally landscaped front and backyards
- Gas hookup for BBQ
- Exterior lighting in backyard “Smart” controlled via Wi-Fi

IMPROVEMENTS

- 2016 - installed bespoke ‘reclaimed wood’ shelves in main floor
- 2016 - replaced hot water heater
- 2016 - installed NEST smart-home smoke detectors and thermostat
- 2017 - installed storage cabinets in basement hall and home theatre room
- 2017 - installed wardrobe in basement bedroom
- 2017 - installed custom blinds on all windows
- 2017 - full landscaping of front and back yard including fire pit and custom shed
- 2018 - new roof on entire house

INCLUSIONS

- Bertazzoni 5 burner gas stove, Sub Zero refrigerator, Bosch dishwasher, wine fridge, Panasonic Microwave, Central Vacuum, LG washer and dryer, hot water tank, all electrical light fixtures and window coverings

EXCLUSIONS

- Under kitchen sink water filtration system and second floor bidet toilet seat



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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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