

21 ROSEVEAR AVENUE

Crescent Town



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A charming and well renovated home located on a quiet dead end street off of the Danforth. Beautiful hardwood floors, open concept living and dining, a spacious eat-in kitchen and a delightful

sunroom. Fabulous bedrooms and well renovated bathrooms. Fully equipped lower level with ample storage and extra living space. A gorgeous backyard hosts an oversized deck, well landscaped gardens and a

beautiful stone patio. Easy access to parks, shops, amenities and public transportation. Just move in and enjoy.

FEATURES

- Updated semi-detached home on quiet dead end street
- Wonderful natural light throughout
- Three spacious bedrooms
- Charming covered front porch
- Open concept living and dining room
- Updated, eat-in kitchen
- Bright main floor sunroom
- Master bedroom with wall to wall closets
- Renovated bathrooms
- Renovated lower level with recreation room and great storage
- Large deck overlooking back garden
- Beautifully landscaped
- Storage shed
- Licensed front pad parking
- Walking distance to Secord Community Centre, which includes day camps, dance classes, adult and tot playtime, girls sports, karate beginner to intermediate and adult, soccer, ball hockey, basketball, gym sports, babysitting training, cooking club, youth cooking club, fitness classes, pilates, youth leadership training in babysitting and youth lounge. As well as Maryland Park and Coleman Park
- Short walk to the TTC
- Minutes to fabulous shops and amenities on the Danforth
- Short walk to Dentonia Park

MAIN FLOOR



Foyer

- Tile floor
- Pot lights

Living Room

- Hardwood floor
- Pot lights
- Open to dining room
- Large window overlooking front porch

Dining Room

- Hardwood floor
- Glass display shelves
- Pot lights
- Open to living room
- Storage under stairs

Kitchen

- Updated, eat-in kitchen
- Tile floor
- Tile backsplash
- Large sink
- Floor to ceiling pantry
- Plenty of storage
- Overlooks back deck and garden

Sunroom

- Tile floor
- Open to kitchen
- Walkout and overlooks back deck and garden

SECOND FLOOR

Master Bedroom

- Wall to wall closets
- Pot lights
- Large window overlooking front garden

Second Bedroom

- Hardwood floor
- Closet
- Views to back garden

Third Bedroom

- Hardwood floor
- Excellent natural light
- Overlooks back garden

Renovated Four Piece Bathroom

- Tile floor
- Vanity with stone countertop and built-in storage
- Large shower/tub combination with tile surround
- Display shelves
- Pot lights

Linen Closet



LOWER LEVEL



Recreation Room

- Spacious
- Broadloom
- Pot lights
- Above grade windows

Laundry Room

- Tile floor
- Laundry sink
- Storage shelf

Three Piece Bathroom

- Tile floor
- Vanity with built-in storage
- Large shower with tile surround

Large Storage Room

- Pot lights
- Above grade window

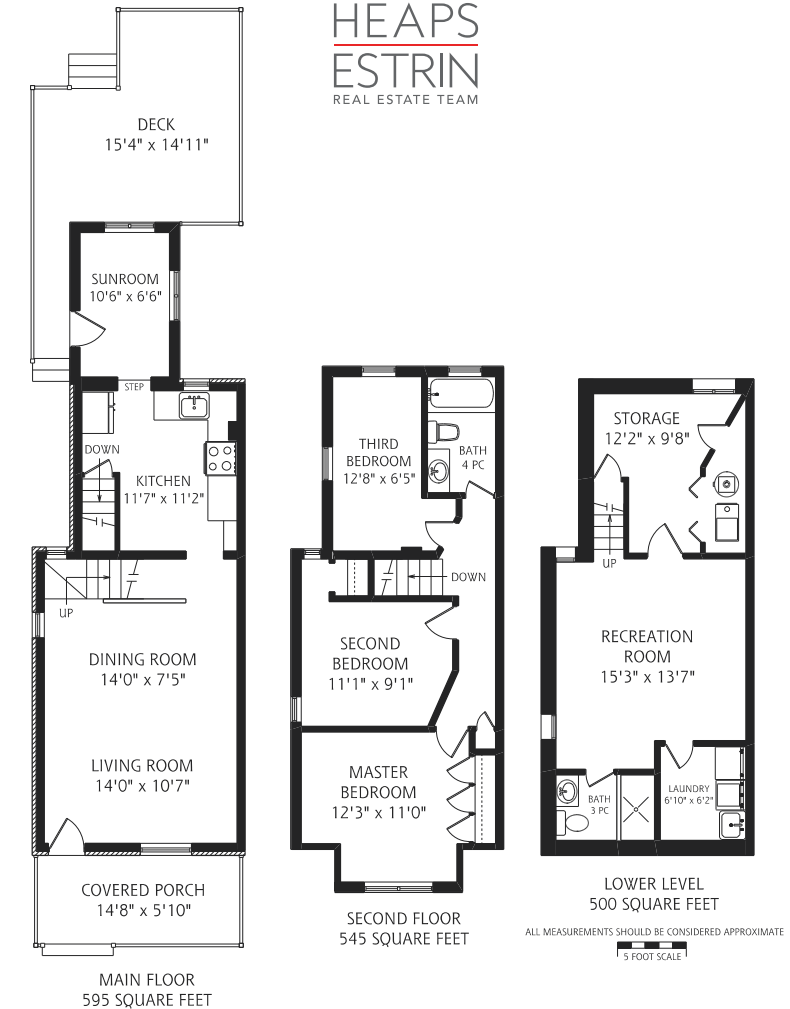
Storage Under Stairs

ADDITIONAL INFORMATION

Inclusions: GE profile French door fridge with bottom freezer, Kenmore stove, Ekolos hood fan, Kenmore washer, Maytag front load dryer, all window coverings, all electric light fixtures, broadloom where laid, central air conditioning system and equipment and gas burner and equipment.

Exclusions: None.

Rental Items: Hot water tank.
Lot: 18 feet by 103 feet.
Driveway: Legal front pad parking.
Heating: Forced air gas.
Cooling: Central air conditioning.
Taxes: \$2,415.01 (2017 annual).
Possession: 60–90 days or to be arranged.



FOR MORE INFORMATION, PLEASE VISIT 21ROSEVEARAVENUE.COM

OFFERED FOR SALE AT \$649,000

HOW CAN WE HELP?

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

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.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and #2 in Canada for Royal LePage.



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