



HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

774 MARLEE AVENUE

Glen Park

FEATURE SHEET



774 MARLEE AVENUE

Situated on an exceptional 52 x 150-ft lot, 774 Marlee Avenue is a charming, well-loved family home. Providing excellent renovation potential, this quaint mid-century home offers a spacious living area, three well-proportioned bedrooms, a large kitchen, and hardwood floors throughout the main level. Large, private, mature rear gardens, as well as a private driveway with attached garage. Excellent location, with close proximity to Yorkdale, easy access to Allen Road, highway 401 and steps to TTC.

FEATURES OF THE HOME AND NEIGHBOURHOOD

- Oversized lot
- Excellent opportunity to build a custom home or easily renovate
- An abundance of natural light
- Large living room overlooking front gardens
- Spacious kitchen with walkout to rear gardens
- Kitchen open concept to dining room
- Three good size bedrooms
- Beautiful back garden, plenty of room to play and entertain
- Private driveway with attached garage
- Easy access to Allen Road and highways
- Steps to Lawrence Square shopping centre and amenities
- Close proximity to Yorkdale Mall
- A short walk to Wenderly Park and other nearby parks
- Glen Park Public school, Ledbury Park Elementary and Middle school.



MAIN FLOOR

Foyer

- Hardwood/linoleum floor
- Two single closets (one with built-in shelving)

Living Room

- Hardwood floor
- Crown moulding
- Large window overlooking front gardens

Kitchen

- Linoleum floor
- Ample counter space
- Open concept to dining room
- Walkout to rear gardens

Dining Room

- Linoleum floor
- Open concept to kitchen

MAIN FLOOR

Master Bedroom

- Hardwood floor
- Closet
- Abundance of natural light

Second Bedroom

- Hardwood floor
- Closet

Third Bedroom

- Hardwood floor
- Closet

Four Piece Bathroom

- Decorative tile floor
- Vanity
- Bathtub/shower combination with tile surround
- Built-in medicine cabinets





LOWER LEVEL

Fourth Bedroom

- Linoleum floor
- Above grade window

Recreation Room

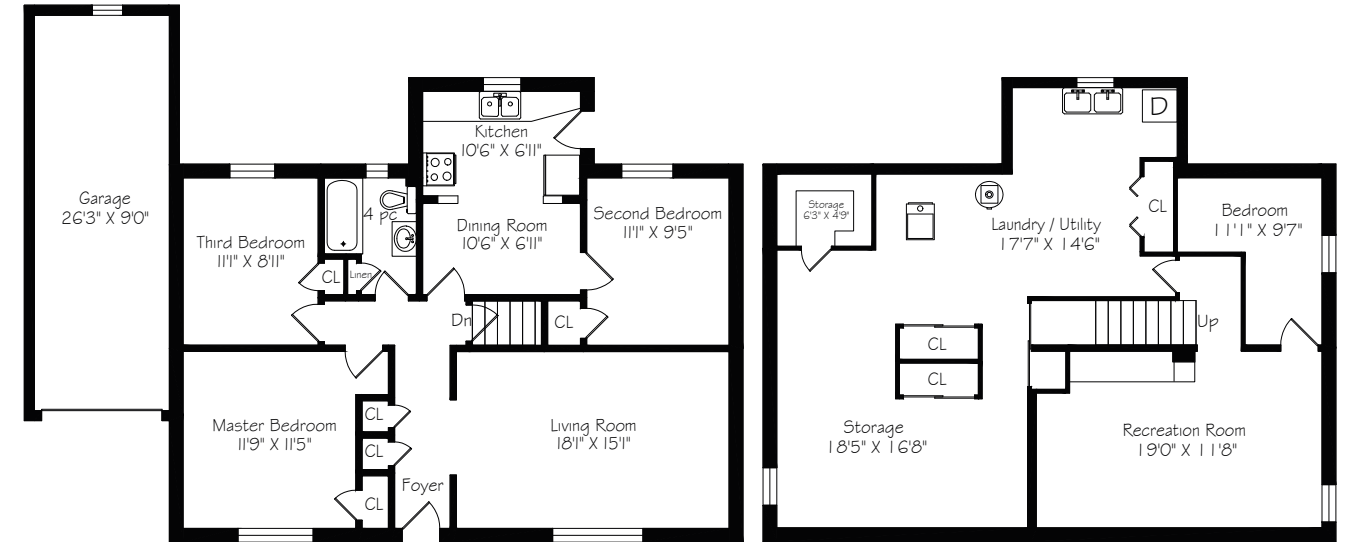
- Spacious
- Broadloom
- Above grade window

Stand Alone Shower

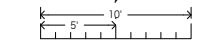
Plenty of Closet Space and Storage

Storage Room

Laundry Room/Utility Room



Main Floor
1028 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only

Lower Level
1028 Square Feet

ADDITIONAL INFORMATION

Inclusions: Frigidaire stove, Frigidaire refrigerator, Kenmore dryer, all electrical fixtures, all broadloom where laid, all window coverings, furnace and equipment, air conditioning and equipment, and piano.

Exclusions: None.

Lot: 52 feet by 150 feet.

Rental: Hot water tank.

Driveway: Private drive with attached garage.

Heating: Forced air gas.

Cooling: Central air conditioning.

Taxes: \$4,321.44 (2018 annual).

Possession: Immediate.

FOR MORE INFORMATION, PLEASE VISIT 774MARLEEAVENUE.COM

OFFERED FOR SALE AT **\$950,000**

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.



SANDRA O'NEILL

Sales Representative

416.230.7492

Sandra@HeapsEstrin.com

HeapsEstrin.com



Royal LePage Real Estate Services Heaps Estrin Team, Brokerage
Independently Owned and Operated

*For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.