



HEAPS ESTRIN

REAL ESTATE TEAM



76 Foch Avenue



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Embrace the best of urban and suburban living at 76 Foch Avenue, a truly unique property with carefully curated interiors, outdoor space to spare, and mere minutes to the Long Branch GO Station and a quick trip into the city.

Charming detached bungalow situated on a 43 by 125 foot lot in the Alderwood neighbourhood, a picturesque community on the banks of Etobicoke Creek. A wide front porch greets you and beckons you through the front door, leading into the spacious living room with coved ceilings, refinished hardwood flooring and illuminated by large picture windows. Overlooking the dining room is a tastefully renovated kitchen, featuring waterfall quartz countertops, stainless steel appliances, custom cabinets, and classic crown moulding.

Leading off the kitchen are two well-proportioned bedrooms, the primary featuring custom wall-to-wall built-in cabinetry and the secondary bedroom overlooking the rear yard. A striking four-piece subway tiled bathroom separates the two bedrooms. The lower level features a large recreation room with retro-inspired wet bar - perfect for a home gym or entertainment room - a three-piece washroom, and large laundry area.

Step outside and into the backyard oasis, framed by two towering fir trees and featuring a newly installed deck and cabana and a pool-sized yard beyond. Start your own home vegetable garden - the raised planters are already there - or perhaps install your dream pool, with this much space the opportunities are endless.

76 Foch Avenue presents a rare opportunity to own your own detached, two bedroom, beautifully-designed house located in a desirable neighbourhood just a stone's throw from the Long Branch GO Station and a 20 minute ride to downtown Toronto. Step out and into nature along the Etobicoke Creek Trail, zip down to New Toronto's main street shopping, or take in Lake Ontario at Long Branch and Marie Curtis Park.





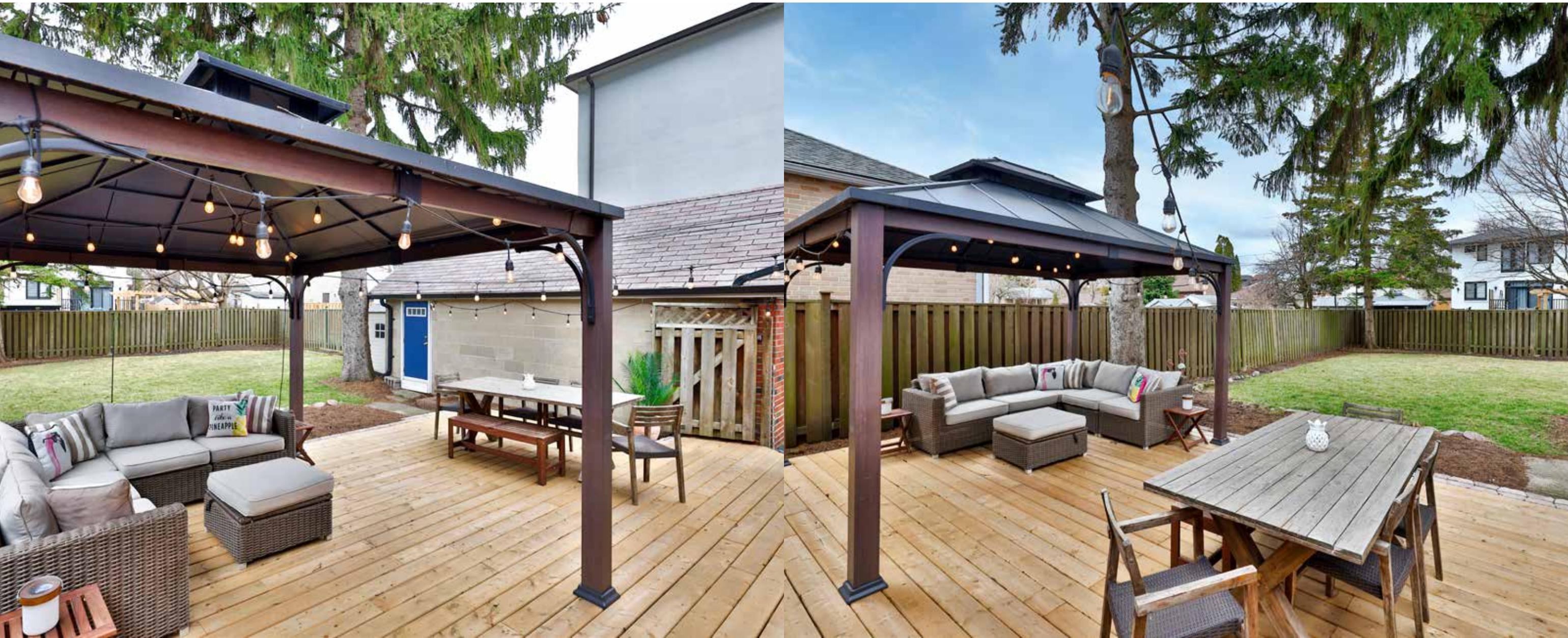














Features



- A picture-perfect two-bedroom, two bathroom detached bungalow in the Alderwood community situated on a 43 by 125 foot lot
- Open concept main level with a spacious living room illuminated by large picture windows overlooking the front yard
- Stunningly renovated and spacious kitchen with waterfall quartz countertops, custom cabinetry, bar top seating and stainless-steel appliances
- A carefully curated interior with a fabulous flow and floorplan creating spaces for entertaining and unwinding
- Two bedrooms separated by a renovated four-piece bathroom, the primary featuring custom built-in closet and the second bedroom overlooking the rear yard
- Large lower-level recreation room with retro-inspired wet bar and three-piece bathroom and separate entrance, which may be converted into an income suite
- Expansive rear yard with new deck and cabana nestled below two towering fir trees, beyond which extends a pool-sized yard featuring raised planter beds, perfect for your own vegetable garden or flowering oasis
- Private driveway with three car parking and detached one car garage
- Fantastic location in the heart of Alderwood, steps to Etobicoke Creek and hiking trails and minutes to the shores of Lake Ontario
- A quick walk to Long Branch GO Station with easy access to the Gardiner Expressway, Highway 427, the shops at Sherway Gardens and New Toronto's bustling main street shopping

IMPROVEMENTS

- Rear deck (2021) and cabana (2019)
- Roof replacement (2019)
- Driveway fence and raised garden beds (2019)
- Alarm system (2019)
- Refinished hardwood flooring (2018)
- Renovated kitchen (2018)
- Renovated main floor bathroom (2018)
- Main floor pot lights (2018)
- Nest thermostat (2016)
- New gas line and furnace (2015)
- Attic insulated (2015)
- Primary bedroom built-in closet (2015)

INCLUSIONS

- KitchenAid dishwasher
- KitchenAid oven
- Electric cooktop
- Stainless steel range hood
- KitchenAid refrigerator
- Whirlpool front-loading washer and dryer
- Hot water tank
- All window coverings
- All electrical light fixtures

EXCLUSIONS

- None

Details

LOT SIZE

43 feet by 125 feet

TAXES

\$3,684.40 (2021)

POSSESSION

Early July

HEATING

Forced air gas

COOLING

Central air conditioning

DRIVEWAY

Private driveway with three car parking

Detached garage for one car



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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