



HEAPS ESTRIN

REAL ESTATE TEAM

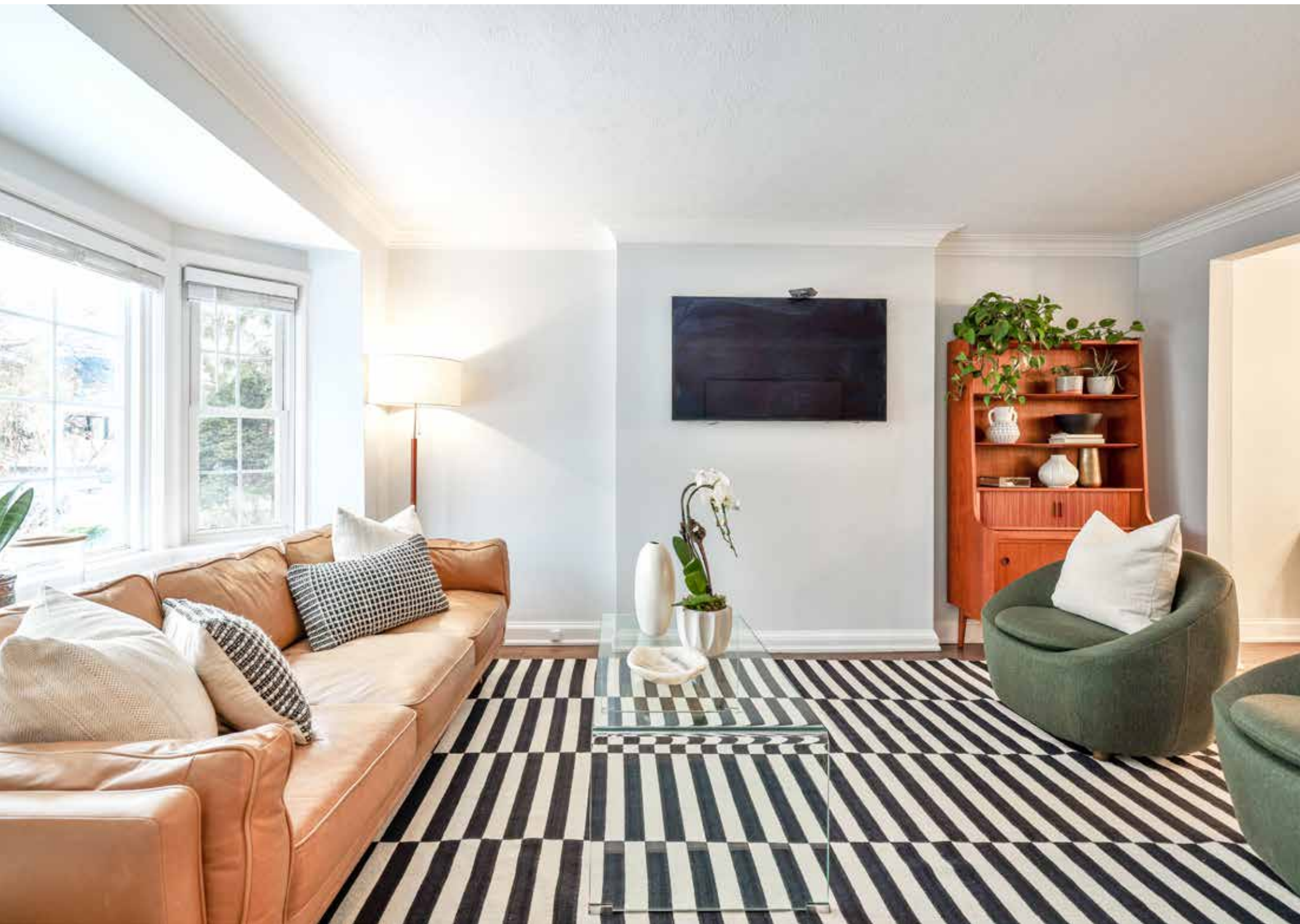


279 Lee Avenue



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Welcome to 279 Lee Avenue, a wonderful property situated in the heart of the Beach. Walk in the front door and you are greeted by the open concept main floor with a lovely sized living room perfect for gatherings. The living room connects directly through to the gracious dining room & kitchen. The main floor is bright and airy with a walk out to the stone patio, newly fenced and landscaped backyard and garage. The second floor boasts three bedrooms including a primary with a large window and built-in closets. Enjoy the bright, renovated three-piece bathroom with modern flooring and elegant white subway tile surround. The lower level has natural light throughout, a good sized fourth bedroom, small office, second bathroom and laundry area. The backyard is truly magical with a beautiful stone patio suited for summer entertaining and plenty of green space for gardening and relaxing. Situated in walking distance of the shop and amenities on Queen Street East and steps to the most desirable public school offering French immersion and extended French programs, including; Williamson Road JR School, Glen Ames SR school and Malvern Collegiate.













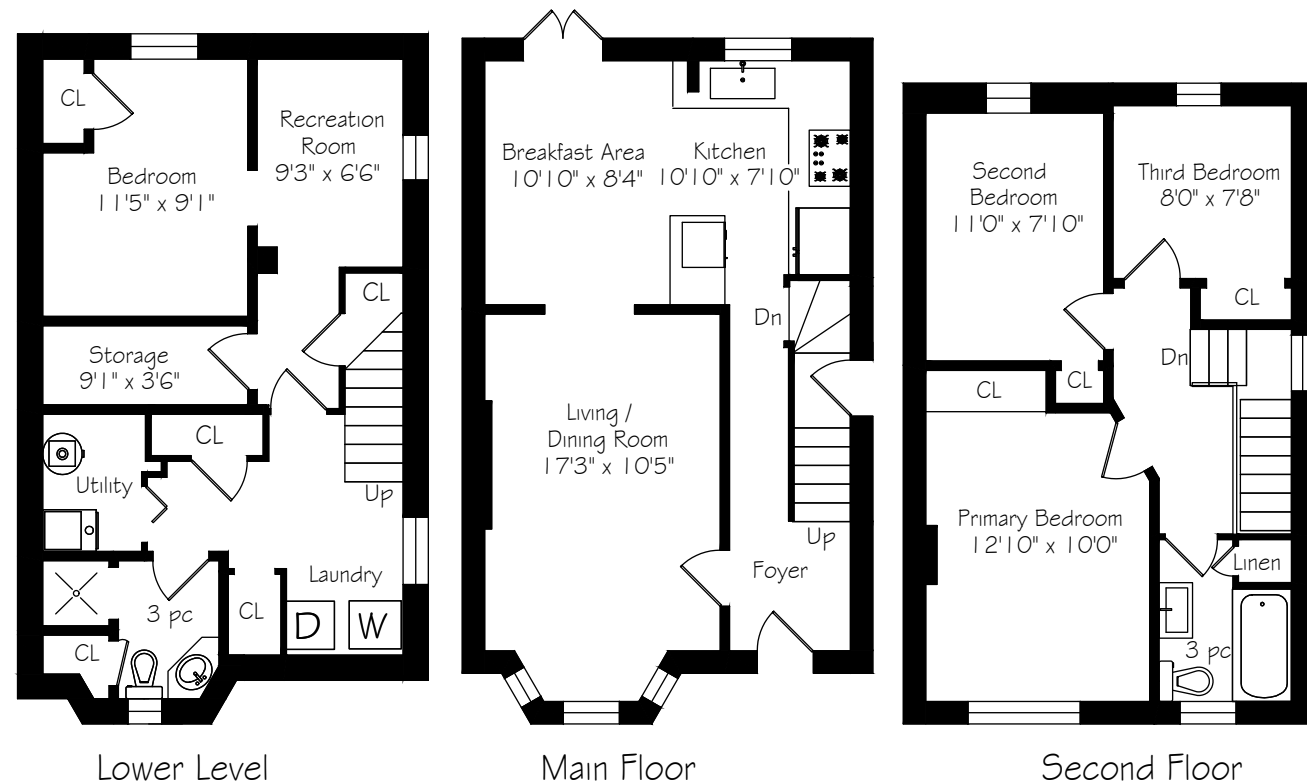








Features



- Renovated semi-detached three-bedroom home in coveted Beach Area
- Engineered hardwood floors throughout the main floor
- Nice entry foyer connecting to open concept main floor
- Living room offers large window overlooking the front garden and connection through to the dining room/kitchen
- Kitchen with Quartz countertops, custom cabinetry, gas range and stainless-steel appliances
- Three bedrooms, primary with built-in closets
- Renovated three-piece bathroom on second floor
- Finished basement with fourth bedroom, small office, renovated three-piece bathroom and laundry area
- Beautiful stone patio in newly fenced backyard
- Garage with remote openers
- Fantastic location minutes to the shops and amenities on Queen Street East
- Prime school district including; Williamson Road JR School, Glen Ames SR school and Malvern CL.

EXCLUSIONS

- All Artwork & TVs

RENTALS

- Hot water tank

IMPROVEMENTS

- New backstairs carpet 2023
- Two new Mitsubishi high efficiency wall mounted A/C units - Summer 2022
- LG Steel refrigerator 2022
- New automatic garage door with two openers 2021
- Newly landscaped backyard with wood fence 2018
- New LG Stainless Steel dishwasher 2018
- LG high-capacity washer & dryer 2017
- New roof 2016
- Natural gas line to the back patio 2016

INCLUSIONS

- LG Refrigerator
- Whirlpool Dishwasher
- Stainless Steel Hood Vent
- Kitchen Aid Gas Stove
- LG High-Capacity Front Loading Washer
- LG High-Capacity Front Loading Dryer
- All Window Coverings
- All Electric Light Fixtures
- Gas Boiler & Related Equipment
- Two Mitsubishi High Efficiency Wall Mounted A/C Units
- Weber Genesis Pro BBQ
- Two Garage Door Openers

Details

LOT SIZE

22.6 feet by 111 feet

TAXES

\$5,453.58 (2022)

POSSESSION

Please Speak to the Listing Agent

HEATING

Water/ Gas

COOLING

Two Wall Mounted High Efficiency Units

DRIVEWAY & GARAGE

Mutual Drive with Detached Garage. Parking for Two Cars



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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