



HEAPS ESTRIN

REAL ESTATE TEAM



196 Golfview Avenue



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Welcome to 196 Golfview. This charming home is well located on a quiet street in the desirable Upper Beaches neighborhood. The house features a warm and inviting atmosphere interior and phenomenal outdoor space.

As you step inside the front door the foyer welcomes you with hardwood floors, wainscoting and crown moulding. The warm and welcoming dining room features hardwood floors, crown moulding and overlooks the front porch and garden. The living room also features hardwood floors and is conveniently located next to the well designed kitchen. The kitchen is equipped with stainless steel appliances, beautiful stone countertops and tile backsplash. The bright and sunny kitchen walks out to an oversized deck and spacious yard.

Upstairs are two beautiful bedrooms and a 4-piece bathroom. The primary bedroom features hardwood floors, excellent closet space and overlooks the front garden. The second bedroom also features hardwood floors, a closet and overlooks faces the back garden.

The lower level hosts a great play room and a large laundry room. The lower level also offers extensive storage space. The back garden is a wonder getaway in the heart of the city and includes a large multi-tiered deck and lots of room for play and entertainment. A shed is conveniently tucked away at the back of the yard.

An excellent location, with easy access to public transportation, a short walk to shops on the Danforth, beautiful green spaces and parks are only minutes away. Walk down gorgeous Glen Stewart Ravine to the shops and entertainment of the beaches.



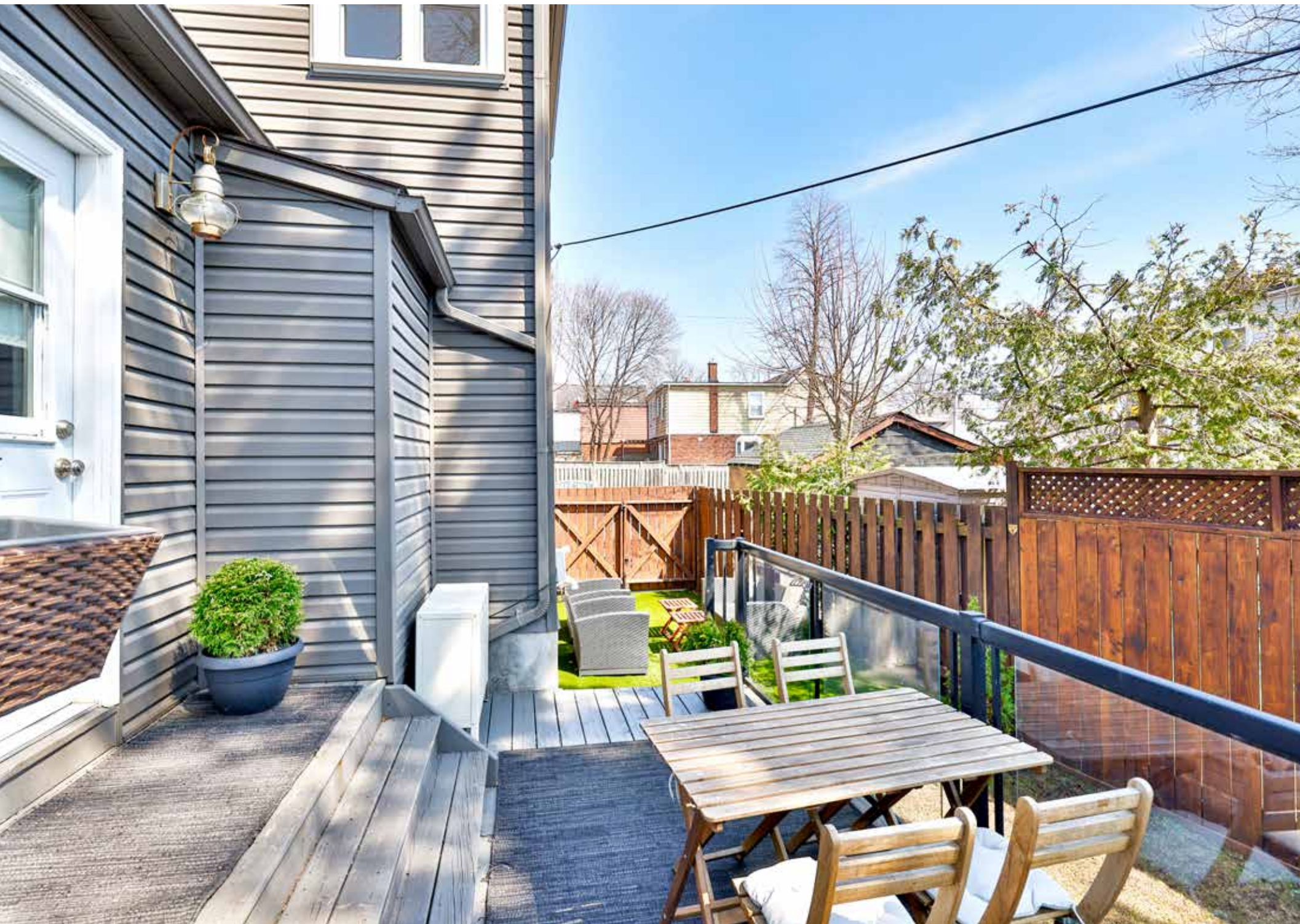










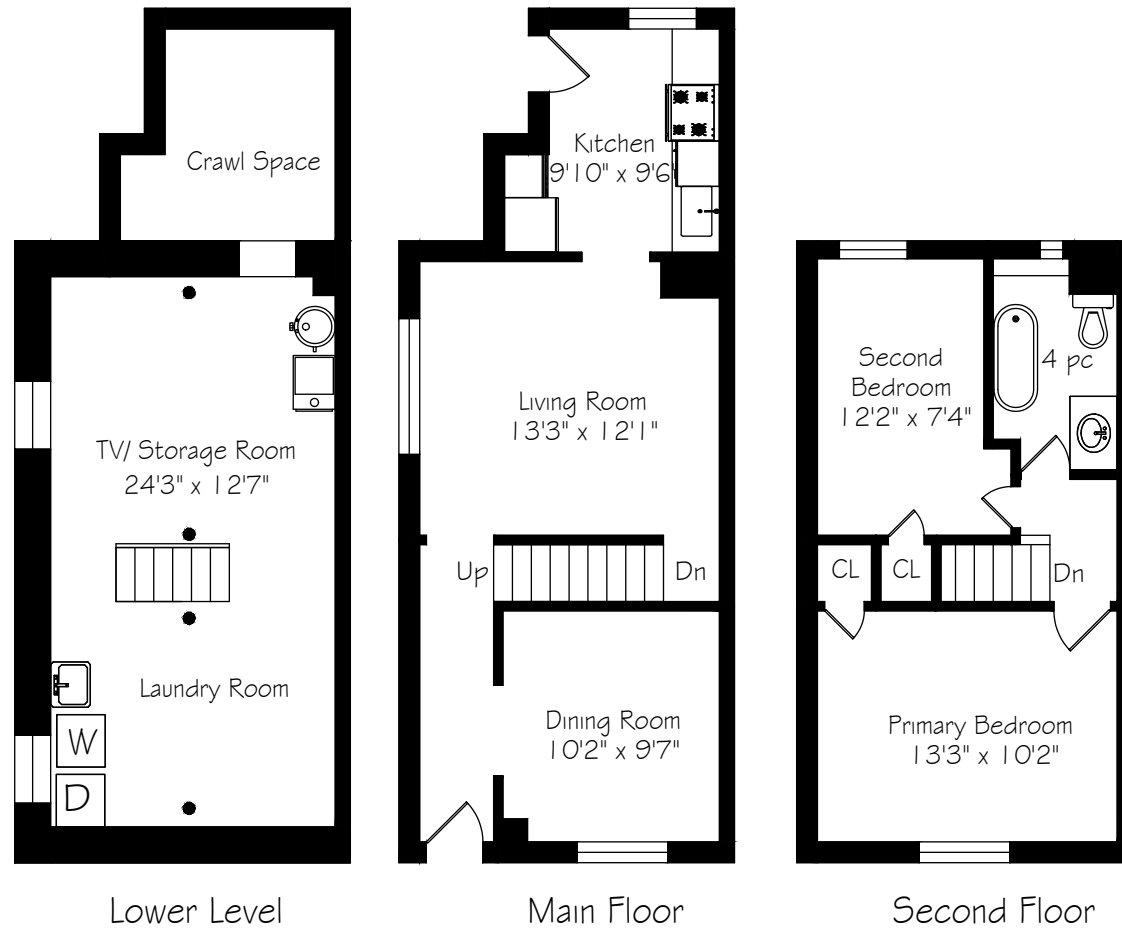








Features



Lower Level

Main Floor

Second Floor

Details

LOT SIZE

16.80 feet by 79.60 feet (Irregular)

TAXES

\$3,772.60 (2022)

POSSESSION

90 days

HEATING

Forced air gas

COOLING

Central air

DRIVEWAY

Right-of-way

- A charming semi-detached two-storey home in the heart of Upper Beaches, close to public transport and green spaces
 - The house features a handsome covered front porch
 - The foyer welcomes you with hardwood floors, wainscoting and crown moulding
 - The dining room features hardwood floors and crown moulding and overlooks the front porch and garden
 - The hallway leads you to the bright living room that features hardwood floors and crown moulding. The window brings southern light
 - To the rear of the home is the kitchen that boasts hardwood floors, stainless steel appliances, a stone counter and a gorgeous tiled backsplash
 - The kitchen opens to the deck and the barbecue area
 - Upstairs are two beautiful bedrooms and a 4-piece bathroom
 - The primary bedroom boasts hardwood floors and a closet
 - The second bedroom also has hardwood floors and a closet and is facing the backyard
 - The lower floor can be used as an office or family room and host the laundry room and excellent storage space
 - Spacious multi level deck in the rear yard and ample green space
 - Conveniently located between the Danforth and the Beaches. A short walk takes you to shops, restaurants and entertainment
 - Proximity to public transit, streetcar, Woodbine Subway station and Main street Go Train station
 - Beautiful green spaces nearby, Cassels Avenue playground, Norwood Park and Glen Stewart Ravine
- Gas furnace and equipment
 - Air conditioning and equipment
 - Hot water tank and equipment
 - All planters

EXCLUSIONS

- None

INCLUSIONS

- Stainless steel LG Smart Inverter fridge and freezer
- Stainless steel Frigidaire dishwasher
- Stainless steel built-in Oven
- Stainless steel four burners stove
- Stainless steel built-in microwave
- GE Washer
- GE Dryer
- All lighting fixtures
- All window coverings



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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