



HEAPS ESTRIN

REAL ESTATE TEAM



568 Broadway Avenue



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This fantastic two-bedroom semidetached home is set on a beautiful north facing lot in a coveted pocket of North Leaside. Wide mutual driveway leads to a parking spot for one car. Fabulous main floor with open concept kitchen, dining room and living room. Two good sized bedrooms, each with built-in closet organizers, and a sunny three-piece bathroom round out the second floor. The lower level includes a spacious recreation room with an abundance of storage, an additional large three-piece bathroom and a laundry room with laundry sink. Enjoy the large deck off the living room overlooking the leafy private backyard. Walk to Northlea Elementary and Middle School, Leaside High School, Childrens Garden School, Future LRT Line, Ravine Trails and Shops at Laird and Wicksteed. A short drive to downtown and easy access to the DVP.













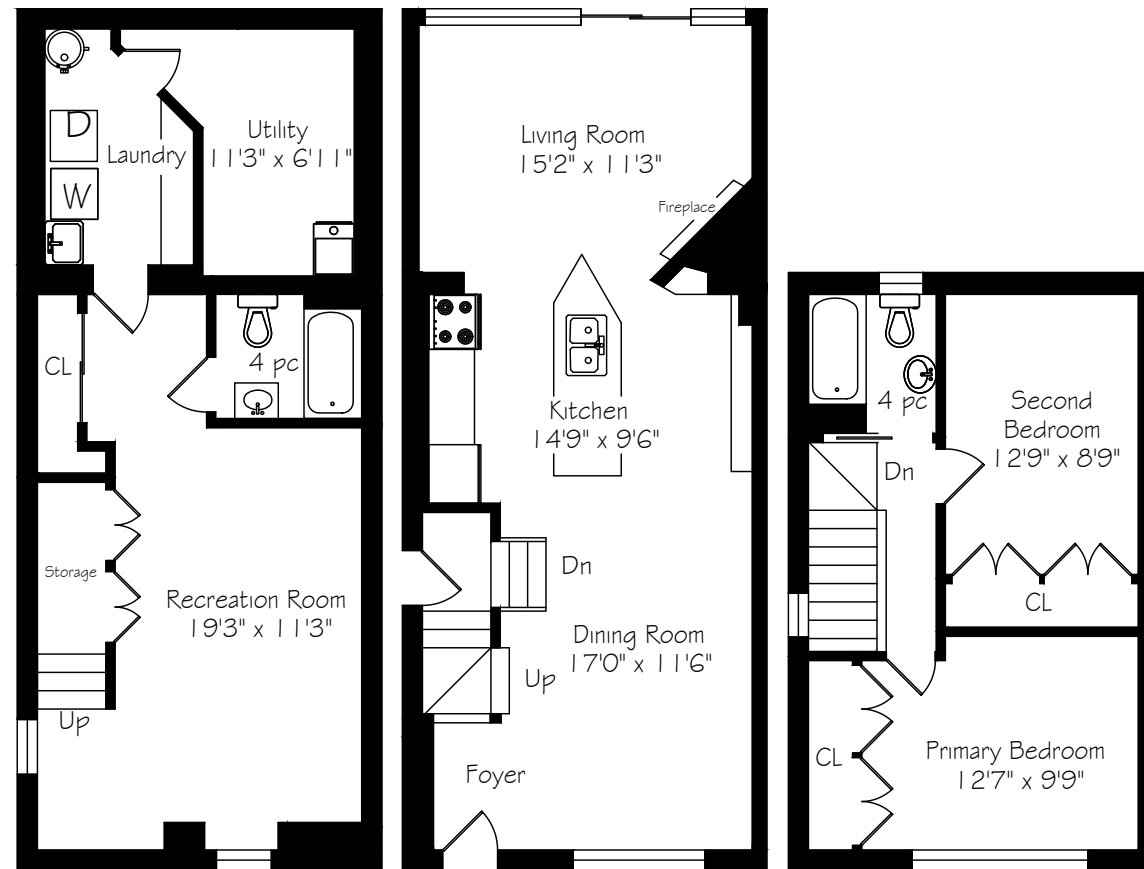








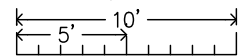
Features



Lower Level
636 Square Feet

Main Floor
636 Square Feet

Second Floor
442 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only

- Great pocket of North Leaside
- Deep North facing lot
- Wide Mutual Driveway with parking at the rear
- Open concept main floor with walkout to backyard
- Bright living room with skylights and a wood burning fireplace
- Entertainers kitchen with large centre island
- Two large bedrooms on second floor, each feature double closets with organizers
- Good sized lower level recreation room with an abundance of storage
- Three piece bathroom on lower level
- Large laundry room with laundry sink
- Beautiful leafy backyard with entertainer deck and room to run

INCLUSIONS

- All EFLs
- All Window Coverings
- GE Fridge
- GE Stove
- GoldStar Microwave
- Inglis Normandie Washer & Dryer
- Fireplace Screen and Firepace tools

RENTALS

- Hot water tank

Details

LOT SIZE

22.42 feet by 125 feet

TAXES

\$5858.02 (2022)

POSSESSION

30 Days or TBA

HEATING

Forced Air Gas

COOLING

Central Air

DRIVEWAY

Mutual Right Of Way Parking For 1 Car In The Rear



HEAPS ESTRIN

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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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