



180 Browning Avenue



Welcome to 180 Browning Avenue, a truly special offering in the heart of Playter Estates. Located in the highly sought after Jackman school district, this beautiful home has it all. Soaring ceilings, an open concept floor plan and modern, renovated finishes throughout. Simply move in and enjoy!

A convenient closed-in foyer with marble floors leads to an open concept living room with a beautiful wood burning fireplace and bay window. A fully appointed kitchen with a nine-foot island, clad in statuario marble, seats the whole family making meal time and entertaining a breeze. Alternatively, opt to sit in the dining room overlooking the tree lined backyard, where you'll spend hours entertaining friends.



The second floor features a large primary suite with hardwood floors, a fireplace, walk-through closet and a renovated semi-ensuite bathroom with a double vanity and heated marble floors. The second bedroom has been renovated and includes lots of built-in storage & room for a desk. The third floor is currently an open & airy bedroom with a double closet. Future possibilities for a third floor deck or primary suite provide flexible options to 'grow-in-place' with this fabulous home.

The underpinned, fully finished & waterproofed basement is a delight, with nearly 8ft. ceilings, a fourth bedroom, recreation room, three-piece bathroom and laundry room. Walk to the amenities of Danforth and Broadway Avenues and Withrow & Riverdale Parks. A nine minute walk to Pape or Chester Subway Stations.



Reaching the third floor, you will have arrived at your very own urban oasis. The primary suite is spa-like and serene. Enjoy a king-sized bedroom with built-in closets, a window seat, room for a desk and a walkout to a private deck. At the foot of the stairs lies a dressing room with an abundance of storage for the clothing and shoe collector in the family. A beautiful bathroom with a double vanity and a large walk-in shower perfectly completes the space.

The lower level offers a finished recreation room, laundry, a wine closet and a massive crawl space for storing anything and everything.

Perhaps the best-kept surprise is the incredible backyard oasis which spans nearly 180 feet to the rear property line. A pool with a cabana? A garden suite with a gym and an office? An outdoor dining pavilion? The options to reinvent this outdoor space are truly infinite.

Enjoy the incredible walkability of this location with Dupont Street, Bathurst Street, and Bloor Street within a short distance on foot. Indulge in the magnificent array of shops and restaurants as you take in the sights and sounds of this very special and historic neighbourhood. A five minute walk to Summerhill Market, Napoli Centrale, Fat Pasha and El Pocho and a block from the beloved Sibelius Park - there is truly no shortage of ways to explore this spectacular part of the world.

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IMPROVEMENTS

- Main floor renovation
- Full basement renovation, including underpinning, foundation waterproofing, weeping tile, new bathroom, new washer dryer
- First floor hardwood replaced
- Second floor bathroom renovation
- New gutters and shingles
- Pella windows and French doors, plus custom wood front door with wifi-enabled lock
- New high efficiency furnace (rental)



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PROPERTY FEATURES

- Beautifully renovated home in prime Playter Estates
- Open concept main floor is light-filled and lined with hardwood
- Spacious, enclosed foyer with glass doors, marble floors and a coat closet
- Lovely living room with a bay window, wood-burning fireplace with a statuario marble surround and hardwood floors
- Modern, well-appointed kitchen with a nine-foot statuario-clad island
- Bertazzoni five-burner gas cooktop
- Liebherr refrigerator with integrated custom millwork
- Bosch dishwasher with integrated custom millwork
- GE Monogram stainless steel range
- Kitchen window allowing for a flood of natural light
- Dining room with room for a large table and buffet
- Walk out to lovely backyard with an upper and lower deck
- Massive primary bedroom with fireplace, walk-through closet and a semi-ensuite bathroom
- Large, renovated second bedroom with built in storage closets and a homework station
- Generous four-piece bathroom with marble floors, a double vanity Spacious and airy third bedroom with a double closet and hardwood floors
- Underpinned lower level with tall ceilings, weeping tile and sump pump with marine-grade battery backup system
- Fourth bedroom with hardwood floors and a large above grade window
- Roomy lower-level family room with an abundance of storage
- Spa-like three piece bathroom with heated floors and a walk-in shower
- Lovely, renovated laundry room
- Low-maintenance backyard with an upper and lower deck for flexibility in entertaining





INCLUSIONS

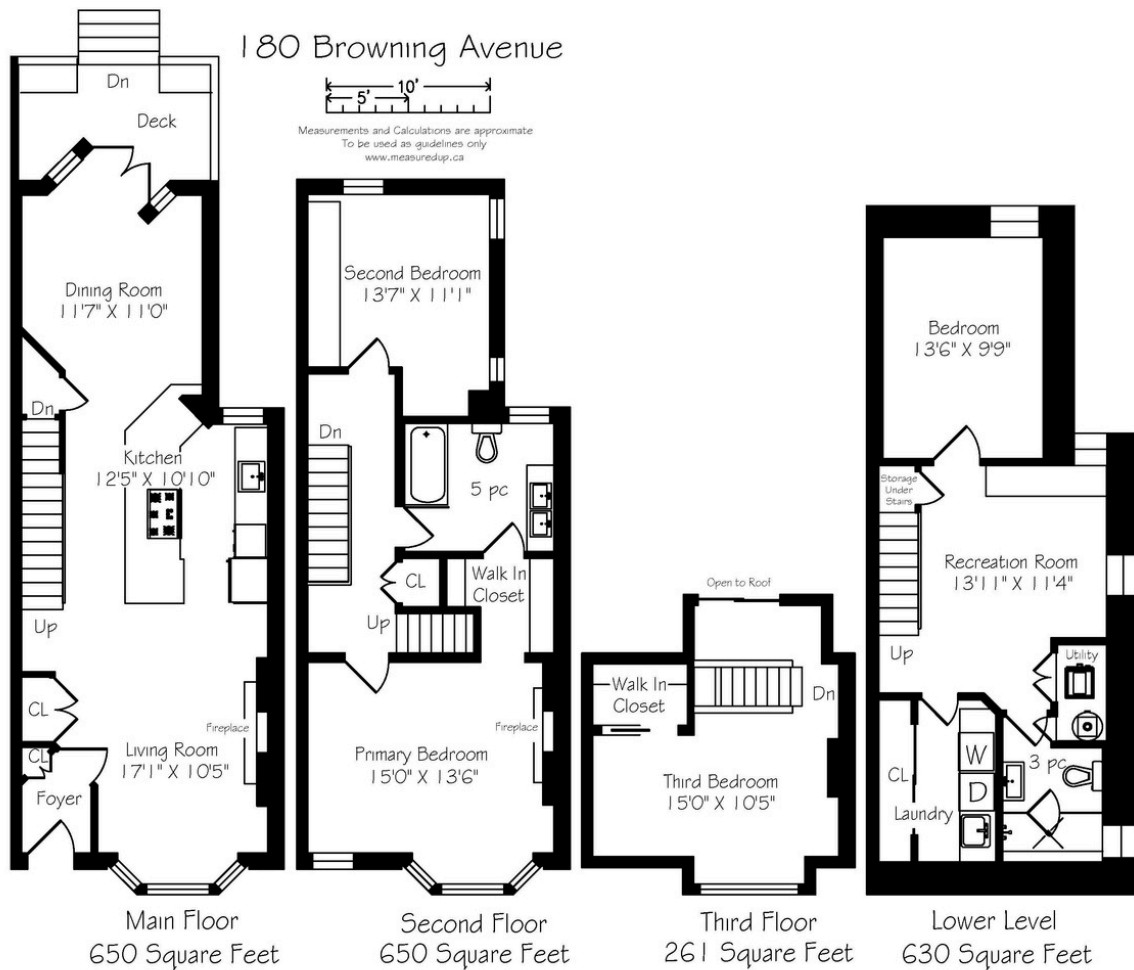
- All electric light fixtures
- Liebherr refrigerator
- Bertazzoni gas top stove
- GE Monogram electric oven
- Bosch dishwasher
- Washer and Dryer
- Forced-air heating and related equipment (rented)
- Air conditioning system and related equipment
- Broadloom, where laid
- Hot Water Tank (rented)
- Humidifier

EXCLUSIONS

- Free-hanging wall art and mirrors

RENTAL ITEMS

- Hot Water Tank
- Furnace



Details

LOT SIZE

17 Feet x 99 Feet

TAXES

\$6,016 (2023)

POSSESSION

60 Days or To Be Arranged

HEATING

Forced Air Heating

COOLING

Central Air Conditioning

PARKING

On-Street Parking

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