

25 Wallace Avenue

Welcome home! Finally, a thoughtfully (and thoroughly) renovated, turnkey home that ticks all the boxes! Open concept main (with heated floors throughout); gorgeous kitchen with stainless steel appliances; mudroom with tons of storage; three charming bedrooms - all with large closets; two stylish bathrooms (also with heated floors); a fully finished basement with a separate entrance (potential basement suite); and a heated garage studio – perfect for a home office, gym, workshop or convert to a laneway suite (see report). Parking behind garage with snow-melt system (no shoveling!). Lovely, south facing yard with deck and gardens. A perfect family home that's move-in ready. Ideal location, just steps to Dufferin subway station, schools, and fabulous restaurants/cafes.

INCLUDED: LG Stainless Steel Refrigerator, Bosch Stainless Steel Built-in Dishwasher, GE Profile Stainless Steel Range, Built-in Loft Bed in Rear Bedroom, All Closet Systems, LG Washer & Dryer (2023), All Light Fixtures, All Window Blinds, Interconnected Nest Smoke/CO Detectors, High Efficiency Gas Boiler, Ductless A/C System

POSSESSION:	30 – 60 Days/TBA
LOT SIZE:	16.54 Feet x 116 Feet
LEGAL DESCRIPTION:	Part Lot 44 Plan 516
TAXES (2022):	\$4,379.30
GAS (2022):	\$1,539.61
ELECTRICITY (2022):	\$1,133.40

February 23, 2023 National home inspection available
Offers welcome Tuesday, March 14 2023

~ List Price: \$1,149,000 ~

For more information, please contact:

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