



FOR SALE DETACHED MLS# C14094112

35 Kennard Avenue, Toronto, ON M3H 4M2

Bathurst Manor, Toronto · M3H 4M2

C\$ 1,299,880

5	2	1,300	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 35 Kennard Avenue, a beautifully maintained, move-in-ready bungalow on a quiet Bathurst Manor street. With 3+2 bedrooms, two kitchens, two full bathrooms, a separate entrance to the lower level and laundry on both levels, this home offers flexibility for families, downsizers and buyers seeking income potential. The bright main floor features an open living and dining area, a spacious kitchen with ample cabinetry and three comfortable bedrooms. Downstairs, the finished lower level offers two additional bedrooms, a second kitchen, a full bathroom and space for family or guests. Outside, the fenced backyard and generous lot offer room to relax, entertain and explore the possibility of a pool. One of the best parts of living here is Chapley Park, just about eight houses away. With tennis and pickleball courts, basketball, a baseball diamond, playgrounds, water play areas, an outdoor pool and a winter ice rink, there's something to enjoy in every season. Close to schools and a short drive to the subway, 35 Kennard offers a wonderful home in a location you'll love.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Rec./Commun.Centre
- ✓ Public Transit
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Full, Separate Entrance, Apartment
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	7 spaces
ANNUAL TAX	\$6,146
POSTAL CODE	M3H 4M2
NEIGHBOURHOOD	Bathurst Manor

GALLERY





LISTING AGENT

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