

FOR SALE | SEMI-DETACHED | MLS# C14149358

73 St Germain Avenue, Toronto, ON M5M 1V9

Lawrence Park North, Toronto · M5M 1V9

C$ 1,495,000

3	2	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

RARELY AVAILABLE IN COVETED BEDFORD PARK! An exceptional opportunity to own an extra-wide and deep semi-detached home. Beautifully renovated from top to bottom, including a finished lower level, this turnkey residence offers generous proportions, neutral interiors and exceptional space for family living. The open-concept main floor is warm and inviting with a gas fireplace anchoring the living space and there is a flexible combined dining area. A thoughtfully appointed chef's kitchen offers ample room for those who love to cook. The living space extends outdoors to a spectacular south-facing backyard oasis, complete with a generous back deck. Bathed in sunshine the south facing yard has enough space for the kids to burn off energy. Three large bedrooms upstairs, sensational closet system in the primary bedroom and updated family bathroom. The lower level has recently been renovated. The spacious recreation room is bonus family space and provides ample overflow storage. The added 3-piece bathroom with heated floors will be appreciated by all. Perfectly situated in the highly sought-after Bedford Park Public School district, the home is an easy walk to the subway and the exceptional shops, restaurants and amenities along Yonge Street. Enjoy the best of established neighbourhood living with convenient access to everything you need.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	$8,709
POSTAL CODE	M5M 1V9
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, B/I Shelves
Living Room	Main	—	Hardwood Floor, Gas Fireplace, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Pot Lights, Open Concept
Kitchen	Main	—	Renovated, Breakfast Bar, Walk-Out
Primary Bedroom	Second	—	Hardwood Floor, B/I Closet, B/I Shelves
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom 3	Second	—	Hardwood Floor, Combined w/Solarium
Recreation	Basement	—	Laminate, B/I Bookcase, 3 Pc Bath

GALLERY











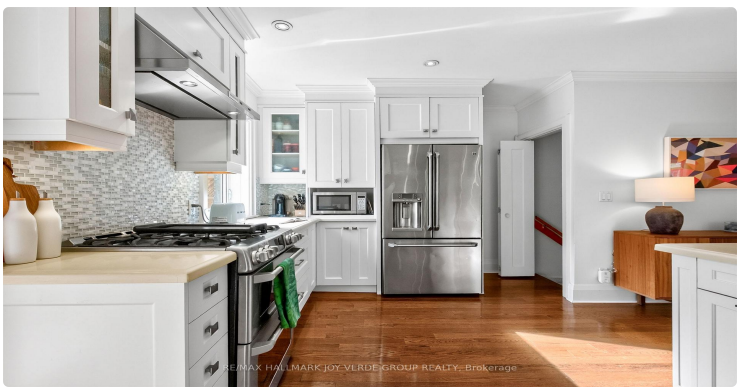












LISTING AGENT

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