



FOR SALE

CONDO TOWNHOUSE

MLS# E13775452

# 155 Woodbine Avenue TH7, Toronto, ON M4L 3P1

The Beaches, Toronto · M4L 3P1

C\$ 1,399,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 1,900 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Rarely offered 3-storey townhouse in the highly sought after and close knit community of Woodbine Mews. Tucked away on a quiet and hidden tree-lined street south of Queen Street & steps to the beach. All brick with stunning architectural front windows, an open-concept main floor with soaring ceilings, spectacular light & over 1800 sq.ft. of thoughtfully designed living space spanning 4 levels. Perfect for both everyday living and effortless entertaining. The double-height living room opens to a private backyard patio. Enjoy in the rain or shine w/ the motorized pergola overtop! Upstairs, you'll find two generous bedrooms, and bathroom with heated floors. Primary suite on third floor, 6 piece ensuite bathroom with soaker tub, and south facing deck for your morning coffee. A private garage and one surface-level parking included. Basement is a great space for office, gym or rec room! This move-in ready house by the lake offers amenities galore - steps from your front door are the boardwalk, Olympic pool, Queen Street's vibrant boutiques, cafes, restaurants and pubs, top rated schools, beautiful parks, bike trails, and convenient transit all just steps away. A 10 minute drive to downtown Toronto offers the perfect balance of lakeside living and urban convenience.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Cul de Sac/Dead End
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Townhouse |
| LISTING STATUS | For Sale        |
| STYLE          | 3-Storey        |
| PROPERTY TYPE  | Condo Townhouse |
| BASEMENT       | Finished        |
| AREA RANGE     | 1800-1999 sqft  |
| PARKING        | 2 spaces        |
| ANNUAL TAX     | \$5,648         |
| POSTAL CODE    | M4L 3P1         |
| NEIGHBOURHOOD  | The Beaches     |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                         |
|-------------|-------|------------|--------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Sunken Bath, W/O To Patio        |
| Dining Room | Main  | —          | Hardwood Floor, Crown Moulding, Overlooks Living |
| Kitchen     | Main  | —          | Tile Floor, Stainless Steel Appl, Window         |

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                   |
|-----------------|----------|------------|--------------------------------------------|
| Bedroom 2       | Second   | —          | Hardwood Floor, Closet, Window             |
| Bedroom 3       | Second   | —          | Closet, Semi Ensuite, Window               |
| Primary Bedroom | Third    | —          | Large Closet, 5 Pc Ensuite, W/O To Balcony |
| Recreation      | Basement | —          | Hardwood Floor, Pot Lights, Closet         |

GALLERY





KW Living Realty, Brokerage



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## LISTING AGENT

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