



SAGE REAL ESTATE LIMITED, Brokerage

FOR SALE SEMI-DETACHED MLS# E14097584

35 Chapman Avenue, Toronto, ON M4B 1C4

O'Connor-Parkview, Toronto · M4B 1C4

C\$ 849,000

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

ABOUT THIS PROPERTY

CHAPMAN YOUR SEATBELTS! Buckle up, buttercups! This East York semi is about to sweep you off your feet! Bursting with natural light and nearly 2100 square feet of living space, this two-storey love machine has all the charm, all the sunshine and all the conveniences. Open concept living and dining rooms, gorgeous hardwood floors, and a beautifully renovated kitchen that opens onto a fabulous tiered deck with custom sail shade. Summer dinner parties? Lock them in. Upstairs, two generous bedrooms with excellent closets and family bath, while the finished lower level (ceiling height 7'2!) offers loads of additional living space and flexibility / in law suite potential. Private driveway parking, elementary school across the street, parks, Taylor Creek trails, Danforth GO, TTC, library, and a future recreation centre all minutes away. Cute, convenient, and completely irresistible. Start the car!

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Full, Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,289
POSTAL CODE	M4B 1C4
NEIGHBOURHOOD	O'Connor-Parkview

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept, Picture Window
Dining Room	Main	—	Hardwood Floor, Open Concept, Window
Kitchen	Main	—	Breakfast Bar, Stainless Steel Appl, Walk-Out
Primary Bedroom	Second	—	Hardwood Floor, Large Closet, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	—	Hardwood Floor, Large Closet, Window
Bedroom 3	Basement	—	Pot Lights, Closet, Above Grade Window
Recreation	Basement	—	Pot Lights, 3 Pc Bath, Above Grade Window

GALLERY





LISTING AGENT

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