



FOR SALE

DETACHED

MLS# E14107164

34 Bracken Avenue, Toronto, ON M4E 1N5

The Beaches, Toronto · M4E 1N5

C\$ 1,199,000

5	2	1,300	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Terrific opportunity to acquire a solid-brick detached 4+1 bedroom property on a 25 X 100 ft level lot with parking in an ideal Beach location, close to good schools and convenient to all the amenities the Beach has to offer, including the many cafes & shoppes of nearby Kingston Rd. Nestled among the fine homes of this sought-after family friendly enclave, this century home has been lovingly maintained and cherished by its long-time owner of over 40 yrs. The welcoming front porch beckons you into the bright & airy home, where natural light streams through the multiple windows, with traditional leaded glass adorning the front windows. The formal living & dining rooms boast hardwood flooring and original french doors with oak wood trim. The kitchen could use a renovation update, perhaps even removing a wall and opening it up to the dining room would make this floor even brighter. Enjoy morning coffee in the terrific insulated solarium overlooking the tranquil private backyard garden, with walkout to the large stone patio and detached garage (fits small vehicle and perfect for storage). The 2nd floor offers nicely sized bedrooms, with hardwood flooring and large windows; laundry closet; and 4-pc bathroom. Perhaps even combine the nursery and back bedroom, thereby creating a marvellous large primary bedroom with ensuite. The finished lower level with extra bedroom & side door entrance to the mutual driveway provides extra space for a growing family, or perhaps convert to a second suite for extra income. The original laundry facilities are still in place if needed. The mechanicals are all in good shape, including the electrical wiring and breaker panel updated (200 amp). A Pre-list home inspection is available via email from the listing agent. The house is easily in move-in condition, giving the savvy Buyer an opportunity to explore further renovation ideas and options when ready. Don't miss this location & incredible opportunity. Quick closing available. Welcome Home!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Public Transit
- ✓ Ravine

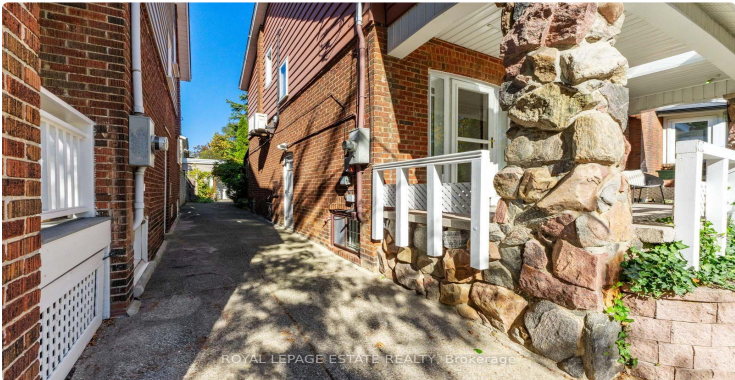
PROPERTY DETAILS

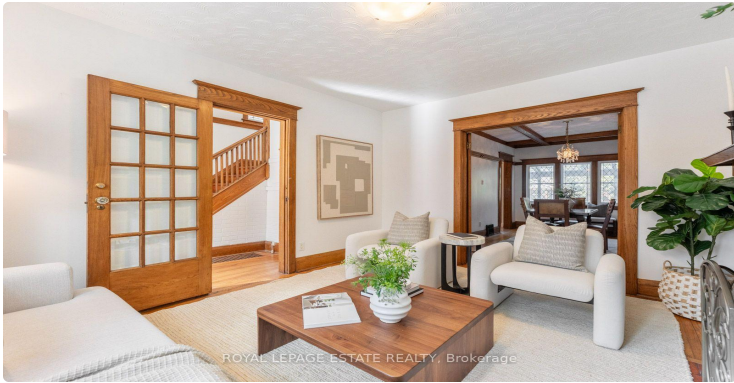
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AGE	100+ years
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,514
POSTAL CODE	M4E 1N5
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	W/O To Porch, Hardwood Floor
Living Room	Ground	—	Formal Rm, Hardwood Floor, Leaded Glass
Dining Room	Ground	—	Formal Rm, Hardwood Floor, Wood Trim
Kitchen	Ground	—	Hardwood Floor, Walk-Out
Solarium	Ground	—	Overlooks Backyard, Ceramic Floor, Skylight
Bedroom	Second	—	B/I Closet, Hardwood Floor, South View
Bedroom	Second	—	Hardwood Floor, Large Window, South View
Bedroom	Second	—	Large Closet, Hardwood Floor, Overlooks Backyard
Bedroom	Second	—	Hardwood Floor, Overlooks Backyard
Recreation	Lower	—	3 Pc Bath, Finished, Above Grade Window
Bedroom	Lower	—	B/I Closet, Above Grade Window, Broadloom
Laundry	Lower	—	Laundry Sink

GALLERY





LISTING AGENT

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