



FOR SALE

DETACHED

MLS# W13694344

# 2307 Lawrence Avenue W, Toronto, ON M9P 2A7

Humber Heights, Toronto · M9P 2A7

C\$ 795,000

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

## ABOUT THIS PROPERTY

DETACHED TORONTO 3 BEDROOM 2 STOREY HOME on a PREMIUM LOT IN A SUPERB ETOBICOKE LOCATION! Sunfilled Open Concept Design Offers Plenty of Living Space to Entertain Friends and Family with a Family Sized Eat in Kitchen with Breakfast Area that Walks Out to a Large Deck and Overlooks the Backyard. The Living and Dining Room Have Large Picture Windows and Hardwood Flooring and for Your Convenience There is Also a Two Piece Bathroom on the Main Floor. The Upper Level has Large Bedrooms with a Full Four Piece Bathroom. The Finished Basement Offers a Recreation Room, Laundry at the Foot of the Stairs and a Full Bathroom. Step Out to the Beautiful South Facing Backyard from the Large Deck! There's Plenty of Parking on the Private Driveway and Recently Built Detached Garage! Proudly Owned and Updated by Excellent Owner with Many Updates Including a High Efficiency Gas Furnace, Thermal Windows, Central Air, Roof Shingles, 100 Amp Breakers and More! All this in a Spectacular Location with TTC at Your Doorstep, Steps to Shopping, Parks, Humber Trails, Schools and So Much More!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Clear View
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Library

### PROPERTY DETAILS

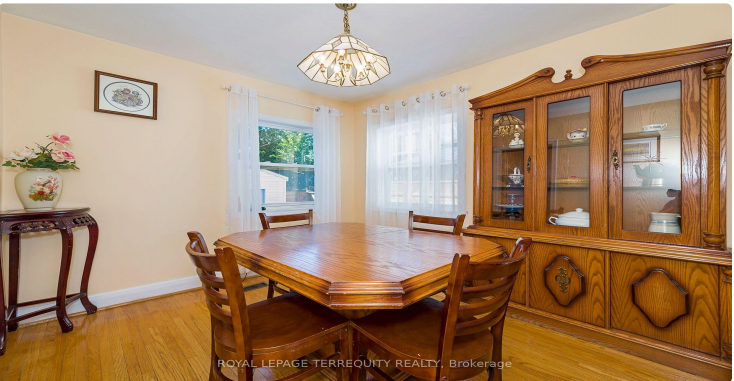
|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | 2-Storey       |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Finished, Full |
| FACING         | South          |
| AREA RANGE     | 1100-1500 sqft |
| PARKING        | 3 spaces       |
| ANNUAL TAX     | \$4,251        |
| POSTAL CODE    | M9P 2A7        |
| NEIGHBOURHOOD  | Humber Heights |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                       |
|-------------|-------|------------|------------------------------------------------|
| Foyer       | Main  | —          | 2 Pc Bath, Closet                              |
| Bathroom    | Main  | —          | 2 Pc Bath                                      |
| Living Room | Main  | —          | Hardwood Floor, Crown Moulding, Picture Window |

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                         |
|-----------------|----------|------------|--------------------------------------------------|
| Dining Room     | Main     | —          | Hardwood Floor, Open Concept, Overlooks Backyard |
| Kitchen         | Main     | —          | Family Size Kitchen, Eat-in Kitchen, W/O To Deck |
| Breakfast       | Main     | —          | W/O To Deck, Combined w/Kitchen, Ceramic Floor   |
| Primary Bedroom | Upper    | —          | Hardwood Floor, Closet, 4 Pc Bath                |
| Bathroom        | Upper    | —          | —                                                |
| Bedroom 2       | Upper    | —          | Hardwood Floor                                   |
| Bedroom 3       | Upper    | —          | Hardwood Floor                                   |
| Recreation      | Basement | —          | Laminate, Double Closet, Above Grade Window      |
| Game Room       | Basement | —          | Laminate, Open Concept                           |
| Laundry         | Basement | —          | Separate Room                                    |
| Bathroom        | Basement | —          | 3 Pc Bath                                        |
| —               | —        | —          | —                                                |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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