



HOMELIFE/MIRACLE REALTY LTD, Brokerage

FOR SALE

CONDO TOWNHOUSE

MLS# W13785586

# 6444 Finch Avenue W 201, Toronto, ON M9V 1T4

Mount Olive-Silverstone-Jamestown, Toronto · M9V 1T4

C\$ 629,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 4         | 1,300 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to this spacious AND lightious 5 beds + 4 washroom townhomes with finished rental basement, ideally situated in a quiet, family-friendly Etobicoke neighbourhood!\*\* Offering added privacy with a fully fenced backyard, front lawn, private driveway, and attached garage with convenient direct access.Step inside to a bright and inviting layout featuring a modern kitchen. A few steps up leads to a sun-filled living room, creating a warm and comfortable space perfect for everyday living and entertaining.The finished basement, complete with a separate entrance and kitchenette and a full washroom. offers excellent flexibility for extended family, guests, a home office, or additional living space.Ideally located just minutes from Etobicoke General Hospital, Humber College, shopping, public transit, and the LRT, this meticulously maintained and move-in-ready home offers the perfect blend of comfort, privacy, and convenience.An excellent opportunity for first-time buyers, growing families, multi-generational living, or investors looking for strong potential in a desirable Etobicoke location.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                                   |
|----------------|-----------------------------------|
| PROPERTY TYPE  | Condo Townhouse                   |
| LISTING STATUS | For Sale                          |
| STYLE          | 3-Storey                          |
| PROPERTY TYPE  | Condo Townhouse                   |
| BASEMENT       | Apartment, Crawl Space, Finished  |
| AREA RANGE     | 1200-1399 sqft                    |
| PARKING        | 2 spaces                          |
| ANNUAL TAX     | \$1,800                           |
| POSTAL CODE    | M9V 1T4                           |
| NEIGHBOURHOOD  | Mount Olive-Silverstone-Jamestown |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES                                  |
|-------------|--------|------------|-------------------------------------------|
| Kitchen     | Main   | —          | Ceramic Floor, Window, Overlooks Backyard |
| Bedroom 5   | Main   | —          | Laminate, Pot Lights, Window              |
| Living Room | Second | —          | Laminate, Pot Lights, Window              |

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| ROOM            | LEVEL      | DIMENSIONS | FEATURES                              |
|-----------------|------------|------------|---------------------------------------|
| Bedroom 2       | Third      | —          | Laminate, Closet, Window              |
| Bedroom 3       | Third      | —          | Laminate, 2 Pc Ensuite, Window        |
| Bathroom        | In Between | —          | Ceramic Floor, 4 Pc Bath, Pot Lights  |
| Primary Bedroom | Third      | —          | Laminate, Window, Overlooks Frontyard |
| Bedroom 4       | Third      | —          | Laminate, Pot Lights, Window          |

## GALLERY

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## LISTING AGENT

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**Pavel Shaganenko**

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