

H O M E



FOX MARIN

A Life Filled with a Little Magic
236 Silver Birch Avenue

Contemporary Convenience

236 SILVER BIRCH AVENUE



Small town meets big city heart! You know the kinda 'hood where kids ride their bikes to the beach, run through sprinklers on hot and humid days or join a friendly road hockey game! A family-friendly home sitting on a beautiful 36 x 118 private lot with mature trees, a sunny back deck & a magical hidden treehouse! Contemporary convenience with meaningful touches top to bottom. A true community to call home - a place we have never valued more!

Highlights include a \$100K renovation; fresh kitchen, breakfast nook and backyard walk-out, main floor powder & beautifully upgraded washrooms, full-sized foyer, generous bedroom sizes with exceptional storage, new doors & windows, finished basement or recreation area and a private drive for easy-breezy 3 car parking!

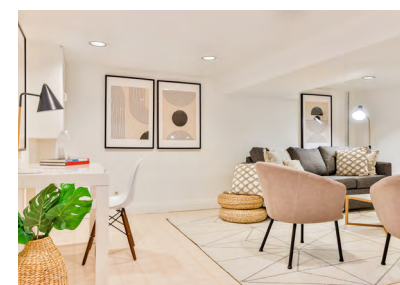
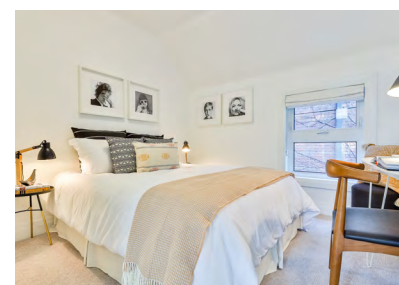
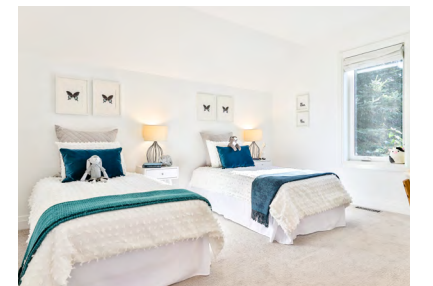
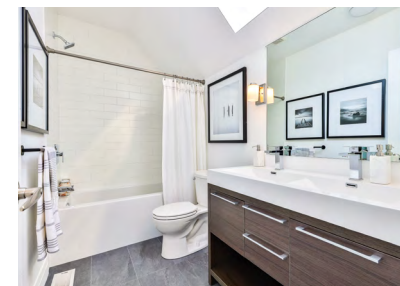






GALLERY

FOXMARIN.CA



May your walls
know joy; may
each room
hold laughter;
and may every
window open to
great possibility.



The Essentials.

236 SILVER BIRCH AVENUE

236 Silver Birch Avenue
The Beaches
Kingston Road & Victoria Park Avenue
2 Storey Detached Home
Lot Size: 35.99 x 118.50
Three Bedrooms
Three Washrooms
Finished Basement
3 Car Parking Accessed by Private Drive
Annual Property Taxes: \$7,328.38
Year Built: 1905
MLS Reference: E5333739

Inclusions:

Built-in stainless steel fridge stainless steel dishwasher
stainless steel counter microwave gas stove & hood range
clothing washer & dryer window coverings & blinds
electrical light fixtures natural gas BBQ, front entrance
closet, (+ bonus treehouse).

Exclusions:

Dining room light fixture kitchen light fixture basement
shelving in storage room trampoline in backyard.

Home Mechanics & Operations:

High-efficiency furnace: 11 years (75,000 BTU), air
conditioning: 3 years (18,000 BTU), wiring: copper, size
of electrical service: 100 amp, 41.6 gallon hot water tank:
4 years old (rental) asphalt shingled roof (age unknown).

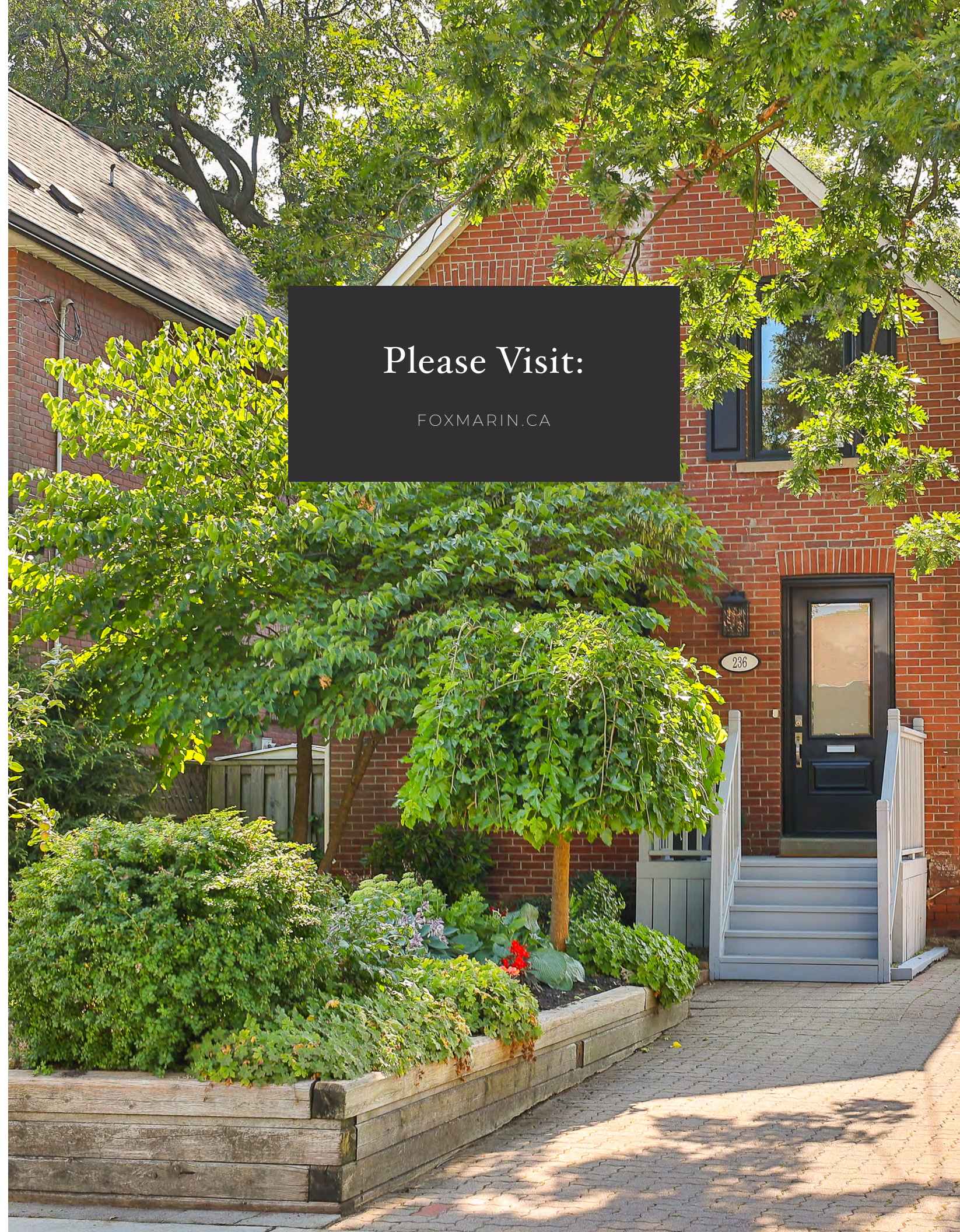
Average Utility Costs:

Municipal water & waste: \$325/bi-monthly
Average hydro: \$140/month
Average gas: \$85/month
Hot water tank rental: \$35.54/month



It's Time to Write a New Story.







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Let's Connect

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