

# H O M E



FOX MARIN

243 Bain Avenue



You know those details that don't need changing because they're perfect just the way they are? High ceilings, tall windows & a room (or two) with a view. Warm, unpretentious & understated. A beautifully crafted North Riverdale home for those fresh beginnings – whether your first family memories, meaningful new moments or a taste of nostalgia for your own childhood home. A cardinal throwback to a classic Toronto neighbourhood – a community that embraces “that can't put your finger on it” old-school magic while inviting in all that's fresh & new!

Highlights include a spacious open plan with ample natural light, inviting outdoor spaces for early morning coffees or lively dinner parties, well-proportioned rooms, an optional basement suite & a coveted parking space for one (or even 1.5) vehicles. Just two minutes to Withrow Park & the best of the East End!

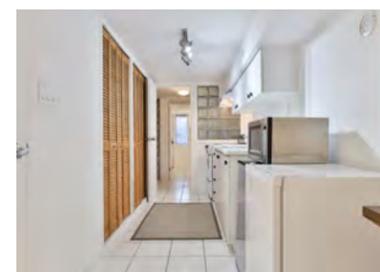




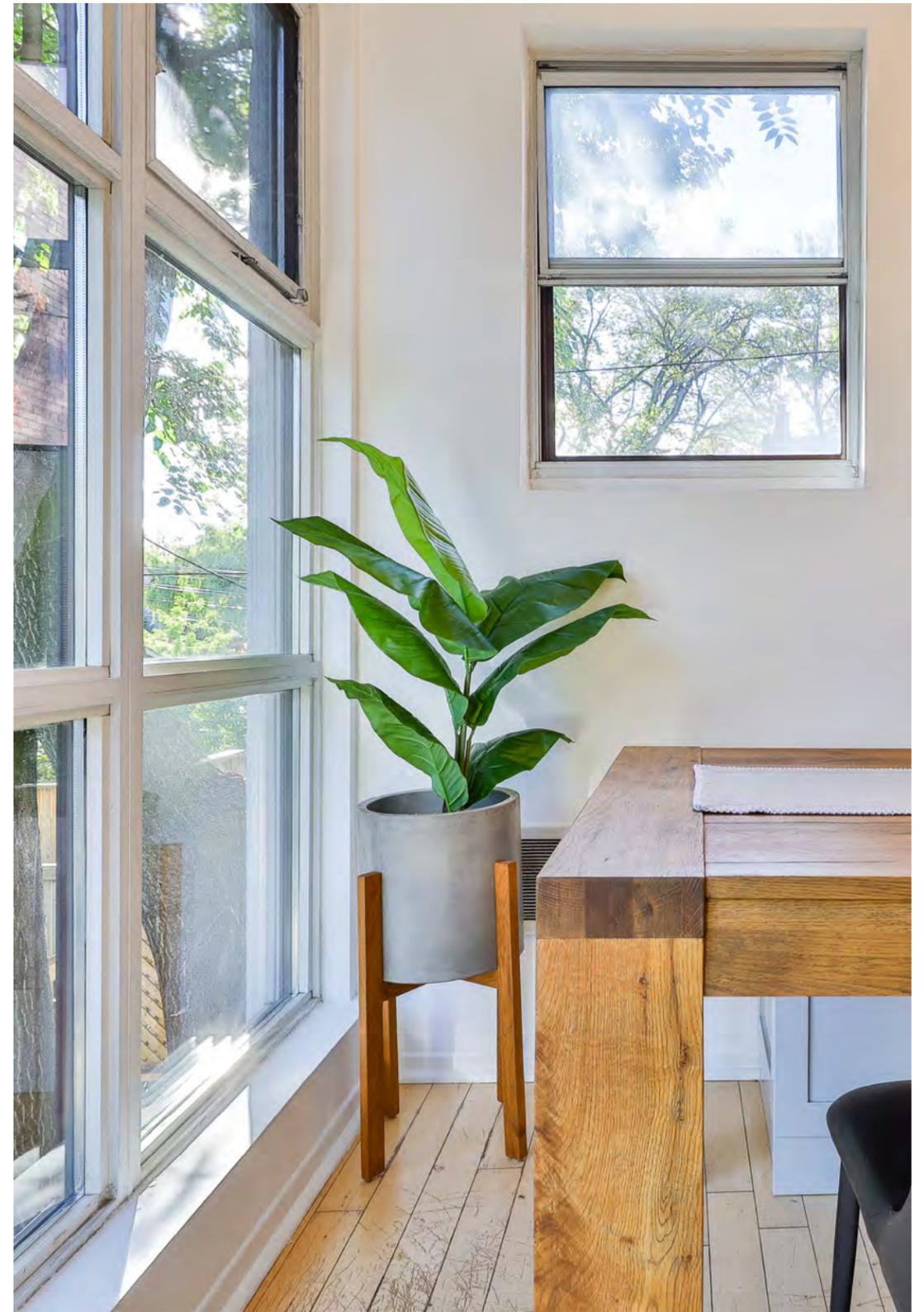


# GALLERY

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



243 Bain Avenue

Riverdale Avenue at Withrow Park

Two Bedrooms + Den

Two Washrooms

Two Kitchens

Fully Finished Basement (Apartment Option)

Lot Size: 13.09 x 120

One Car Parking Accessed by Lane

Interior Square Footage: 1,820 sf

Property Taxes: \$4,600

Year Built: 1885

MLS Reference: E5406896

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**Inclusions:**

Washer/dryer, fridge/freezer, dishwasher, stoves (note: basement stove not functional), mini fridge, microwave, all light fixtures (including black kitchen chandelier), kitchen dining bench, BBQ, window coverings, garden shed.

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**Exclusions:**

Mini freezer in basement, light fixture in primary bedroom.

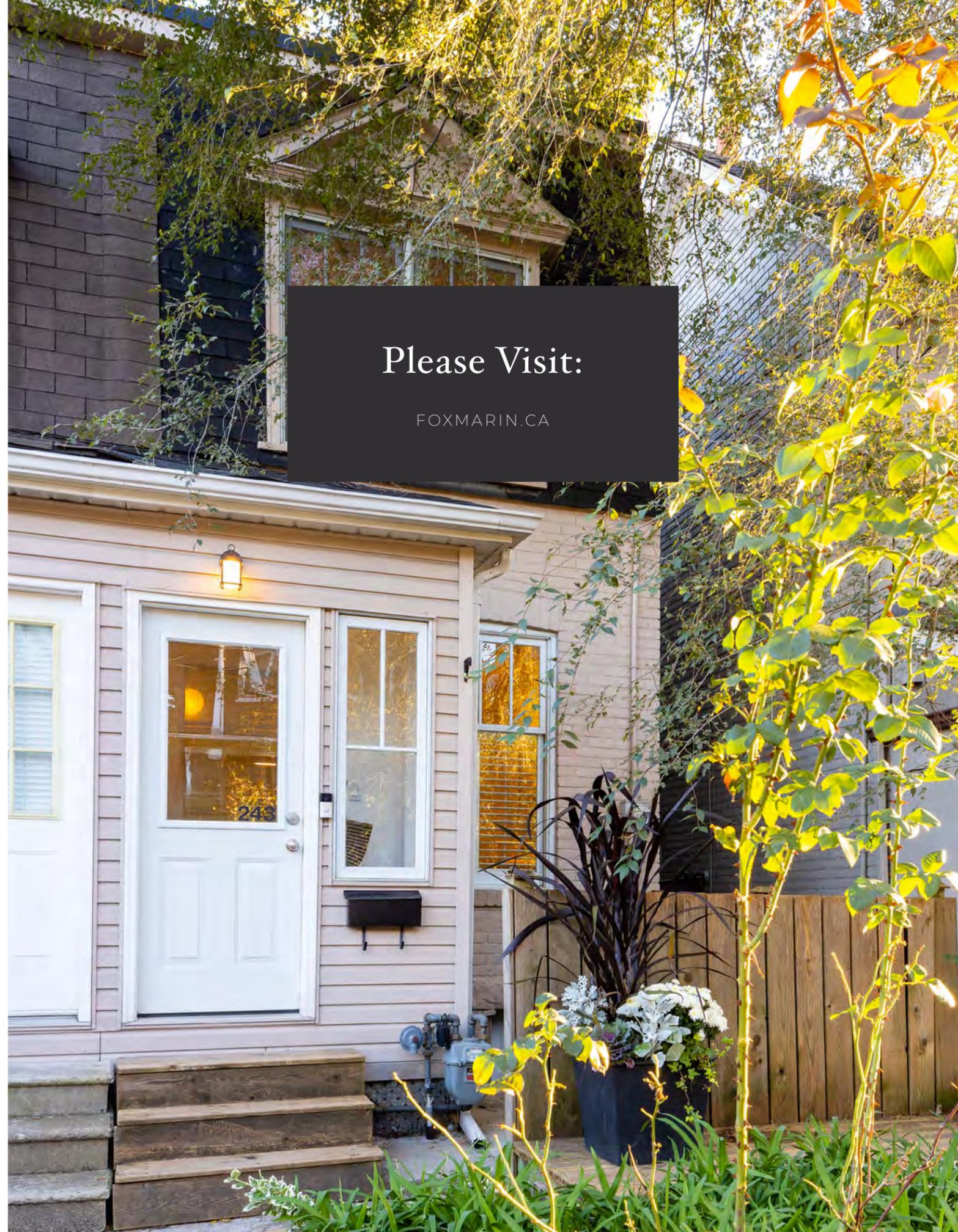
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**Upgrades**

- Newly Renovated Kitchen (2019) with Hanstone Quartz Countertops
- New Roof & Upstairs Skylights (2017)
- Updated Shower/Tub and Tiling in Upstairs Bathroom (2021)
- New Backyard Fence (2021)
- Freshly Painted







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## **Let's Connect**

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