

Checking All the Boxes

74 ARUNDEL AVENUE



FM



DETAILS

Checking All the Boxes

Seriously, checking ALL the boxes: Beautiful? Bright? Spacious? YES. Jackman School? Danforth? Chester Station? YEP. Food? Shopping? Music Hall? INDEED! Three bedrooms, two bathrooms, open concept main floor, hardwood, gas fireplace, pot lights, stainless steel appliances, finished basement with kitchen rough-in, separate lower level entrance (pauses to take a breath), original character blended with modern updates, stairway hall skylight, back walkout to sunset-setting west facing deck and garden, garage off a laneway where kids can play, low maintenance front landscaping, front porch, great neighbours, and at THIS PRICE? Are you kidding me? Ready to be lived in or ready to be personalized by you. Okay, okay, it doesn't have a pool...but c'mon, this street? This house? This part of town? WINNING, all day every day! Just shut up and get over here to see it!





ABOUT THE RESIDENCE

The Essentials:

Playter Estates Neighbourhood
Logan Avenue & Danforth Avenue
2-Storey, Attached Row House
Lot Size: 14.75 x 119.33 Ft
1,208 Interior Sq. Ft (598 Below Grade)
3 x Bedrooms
2 x Washrooms
Detached Garage (1 Parking Space)
Finished Basement with Kitchen Rough-in
Annual Property Taxes: \$5,087.00 (2022)

INCLUSIONS

Stainless Steel Fridge
Stainless Steel Stove & Range Hood
Stainless Steel Dishwasher
Upright Freezer
Clothing Washer & Dryer
IKEA Pax Closets in Primary
Nest Thermostat
Electrical Light Fixtures (See Exclusions)
Wall Sconces (See Exclusions)
All Window Coverings & Hardware (See Exclusions)

EXCLUSIONS

Sconces in Primary
Window Coverings & Hardware in Bedrooms





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



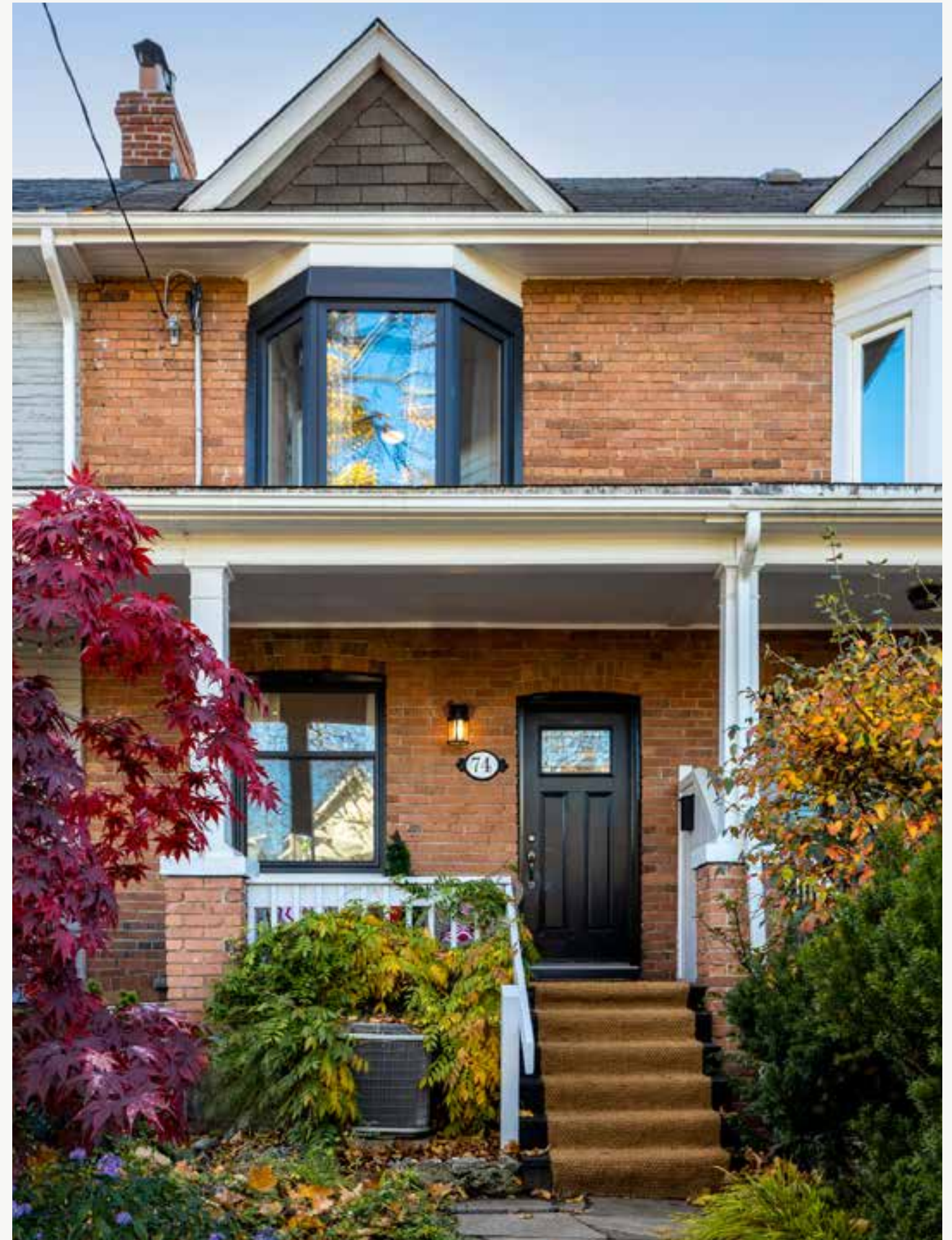
The Gallery:





Please Visit:

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Independently owned and operated
2010 Yonge Street, Toronto, Ontario M4S 1Z9

hello@foxmarin.ca
foxmarin.ca