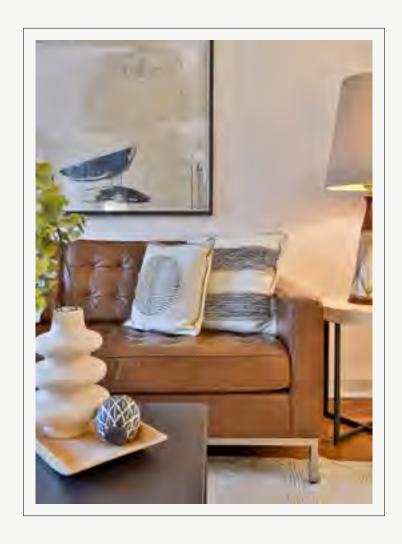
## A Serendipitous Moment

36 THIRTY FIFTH STREET

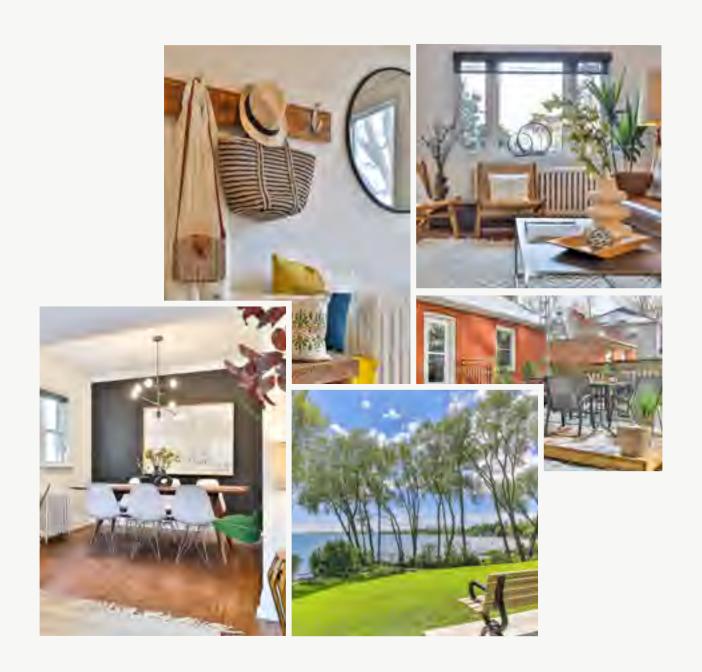




DETAILS

### A Serendipitous Moment

A labyrinth of serendipitous moments to find your way here to this time. To this place. Back to where you belong. A home for the holidays. With an irresistible charm, this 35th Street address will tug on your heartstrings and remind you of those hard-to-put-your-finger-on magical moments. You know what we're talking about - a savoury dinner tucked in the oven, a glass of wine on the back deck, an early morning paddle on the lake just steps from your front door or a friendly BBQ with neighbours. The simple stuff hinting that everything is going to be okay. The warmest of family homes featuring everything a condominium simply cannot offer, including character, community & unbeatable upside potential.





#### ABOUT THE RESIDENCE

### The Essentials:

Long Branch South of Lakeshore

**Detached Bungalow** 

32.67 x 100 Ft Lot Size

1,628 Square Feet (814 Below Grade)

2+2 Bedrooms

2 Washrooms

Detached Garage (1 Space)

Private Driveway (3 Spaces)

Finished & Full Basement

Annual Property Taxes: \$4,227.63 (2022)

#### INCLUSIONS

Refrigerator

Dishwasher

Gas Cooktop

Hood Fan

Drinking Water Filtration System

Window Coverings

Electrical Light Fixtures (see exclusions)

Basement Fridge

Clothing Washer & Dryer

Built in Shelving

#### EXCLUSIONS

Wolfe Wall Oven

Curtains & Rods in Left Basement Bedroom

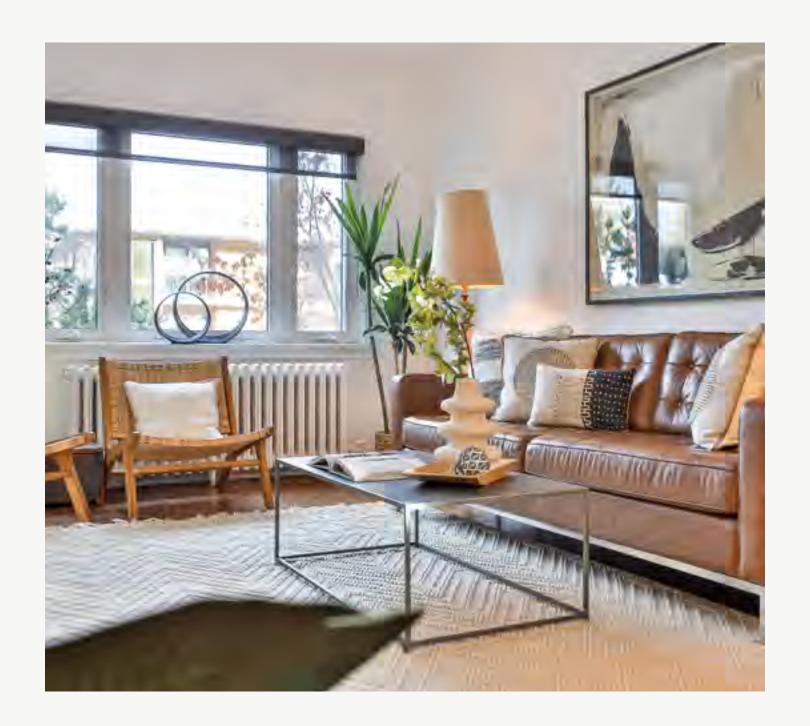
Dining Room Light Fixture

Wine Rack in Basement

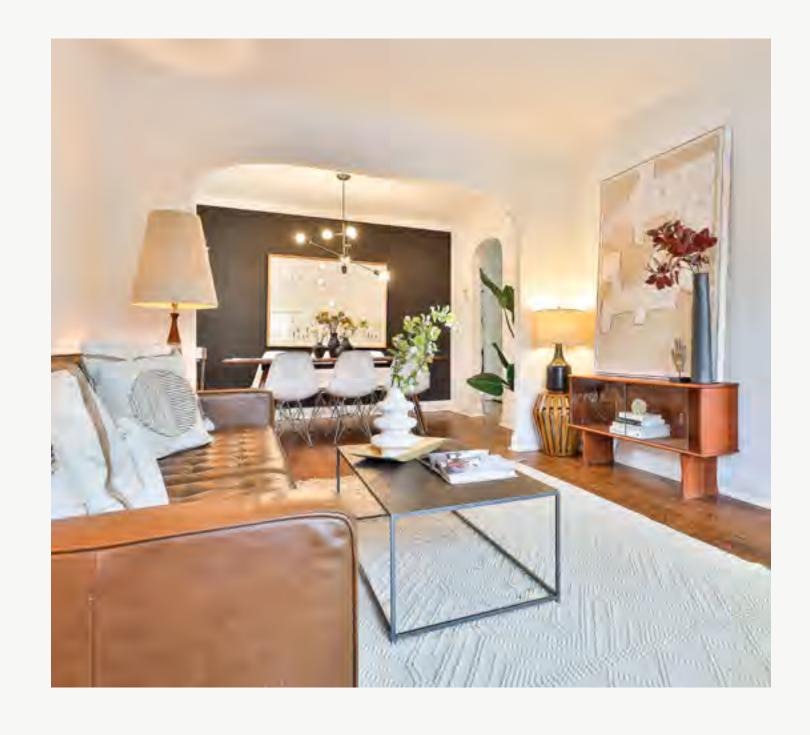
Dressers in Both Basement Closets

### FEATURES

2 Beds Main, 2 Beds Lower Level, Open Concept Living & Dining, Renovated Kitchen, Spacious Backyard, Private Driveway, Detached Garage & Tons of Storage with Stone's Throw Access to Lake & Long Branch Park (hello, dog lovers), 4 Mins to Go Train & Streetcar and the Limitless Amenities on Lakeshore Blvd.



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



# The Gallery:













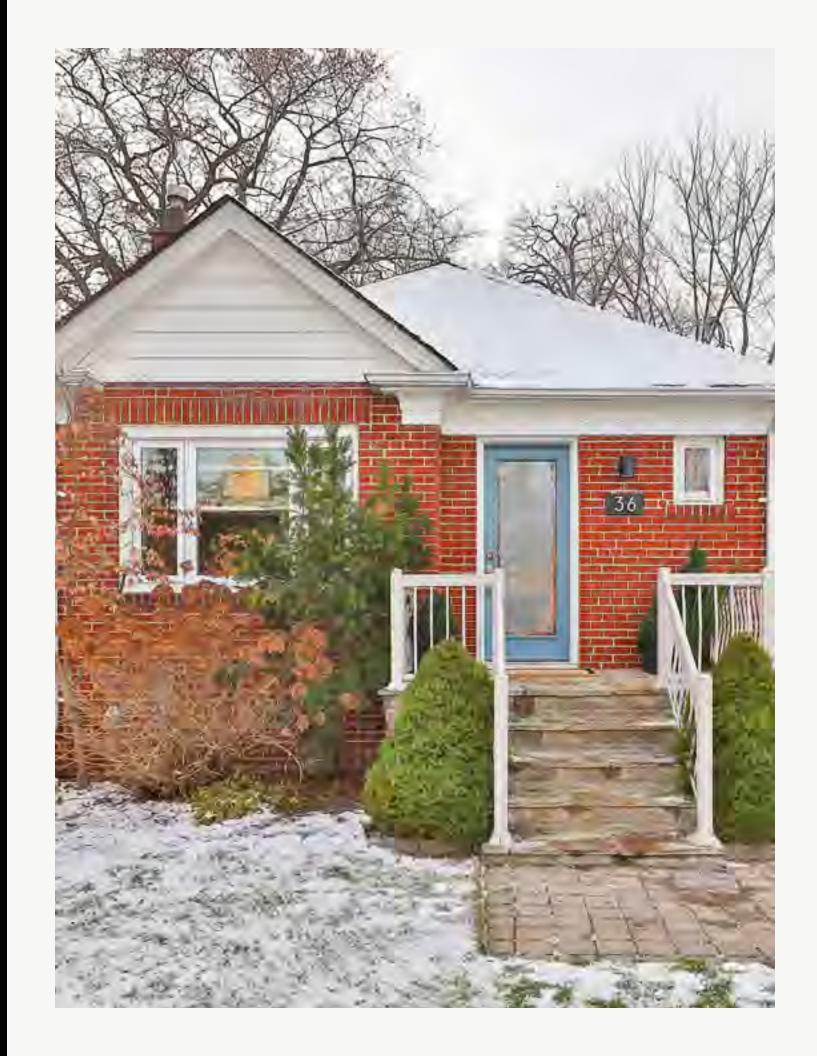






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Fox Marin Associates
SAGE - FOX MARIN ASSOCIATES LTD., BROKERAGE
Independently owned and operated
2010 Yonge Street, Toronto, Ontario M4S 1Z9

hello@foxmarin.ca foxmarin.ca