

A Serendipitous Moment

36 THIRTY FIFTH STREET



FM



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:





Please Visit:

FOXMARIN.CA





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Ralph Fox
FOUNDER, BROKER OF RECORD

Kori Marin
FOUNDER, BROKER

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