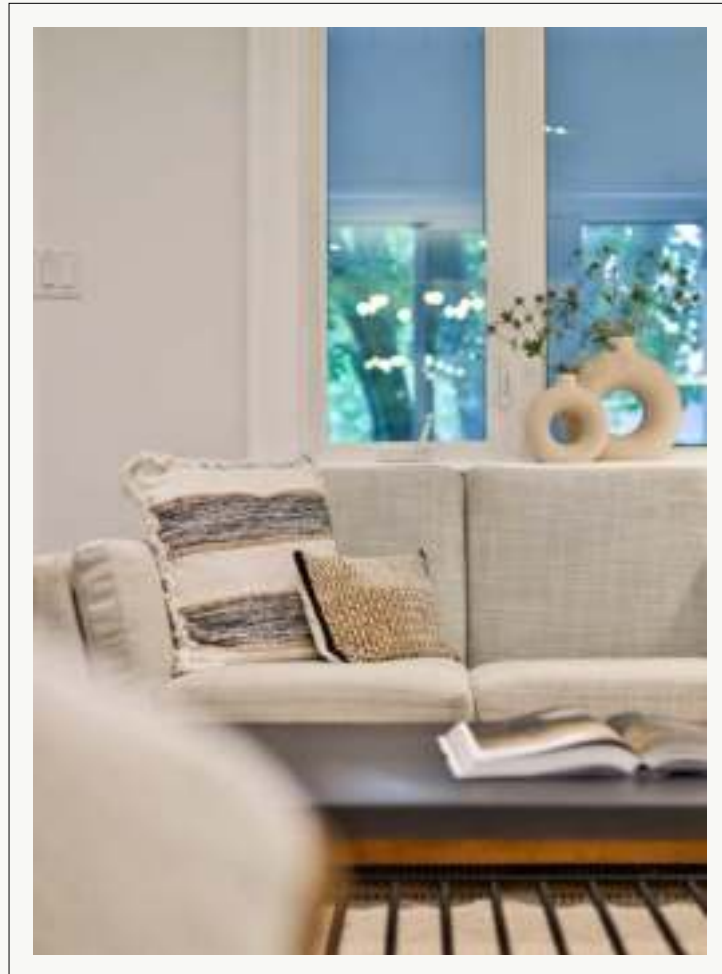


Unbelievably Darn Likeable

77 MORTIMER AVENUE



FM



DETAILS

Unwind & Recharge My Friends!

Step into this beautifully renovated family home that seamlessly blends contemporary elegance with timeless sophistication - embodying a fresh and polished aesthetic with that hard-to-put your finger on warmth & inviting comfortability. Every aspect has been carefully considered to ensure optimal convenience without compromising on style. With tasteful finishes, an airy open plan, design forward features and generous kitchen, baths & beds - this heart-tugger East Ender effortlessly merges practicality with aesthetic appeal. The open-concept main floor fosters a seamless flow, including an artful glassed-in staircase adding an element of architectural interest while maintaining a light & bright atmosphere. A thoughtfully designed family kitchen with a deluxe centre island, a cozy gas fireplace, indulgent bedroom sizes, ample storage, and a functional (& adorable) sunroom with easy indoor and outdoor transitions make this home unbelievably darn likeable. Descend to the lower level and discover a versatile recreation space designed with your every need in mind - a cozy retreat for movie nights, a dedicated area for fitness & wellness or every kiddo's dream playroom! A well-maintained and surprisingly private backyard for relaxation, outdoor entertaining or bonding time with your furry best friend leads this cherished home across the finish line! Be sure to drop by and see what all the fuss is about!





ABOUT THE RESIDENCE

The Essentials:

Broadview North

Broadview Ave & Mortimer Ave

2-Storey, Semi-Detached

Lot Size: 17.83 x 100 Feet

1,482 Interior Square Feet (632 Square Feet Below Grade)

3 x Bedrooms

2 x Washrooms

Mutual Drive, 1 Space

Fenced-In Backyard

Enclosed Front Sun Room

Full & Finished Basement

Annual Property Taxes: \$4,429 (2022)

INCLUSIONS

Stainless Steel Refrigerator

Stainless Steel Stove with Gas Range & Hood Fan

Stainless Steel Dishwasher

Stainless Steel Microwave

Clothing Washer & Dryer

Small Deep Freezer

Electrical Light Fixtures (see exceptions)

Drapery & Hardware (see exceptions)

Red Barn Playhouse in Backyard

Small Shed in Alley

Hot Tub (As-Is)

EXCLUSIONS

Dining Room Light Fixture

Drapes In Middle Bedroom & Upper Bathroom

Bench in 2nd Floor Washroom

Outdoor BBQ





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



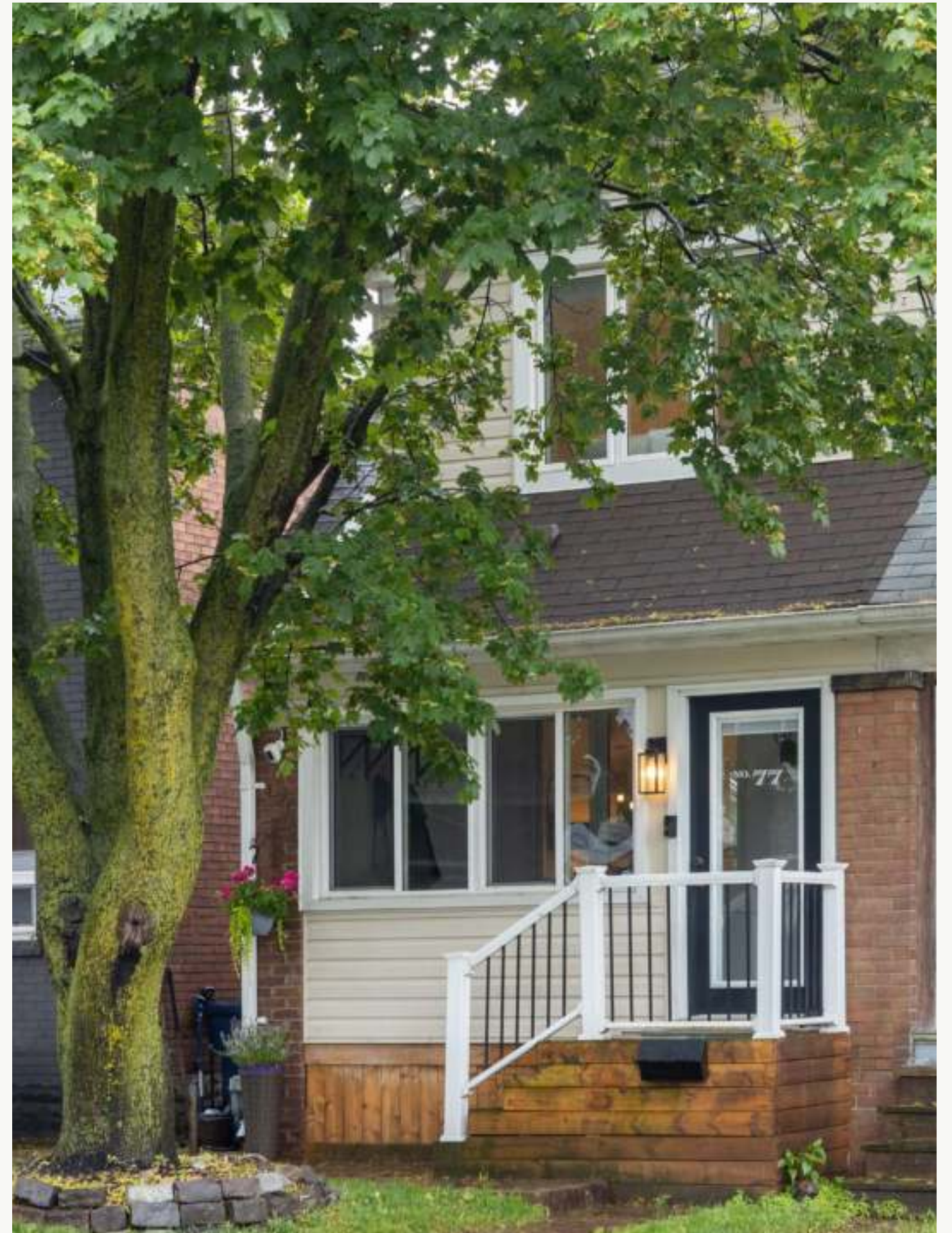
The Gallery:





Please Visit:

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