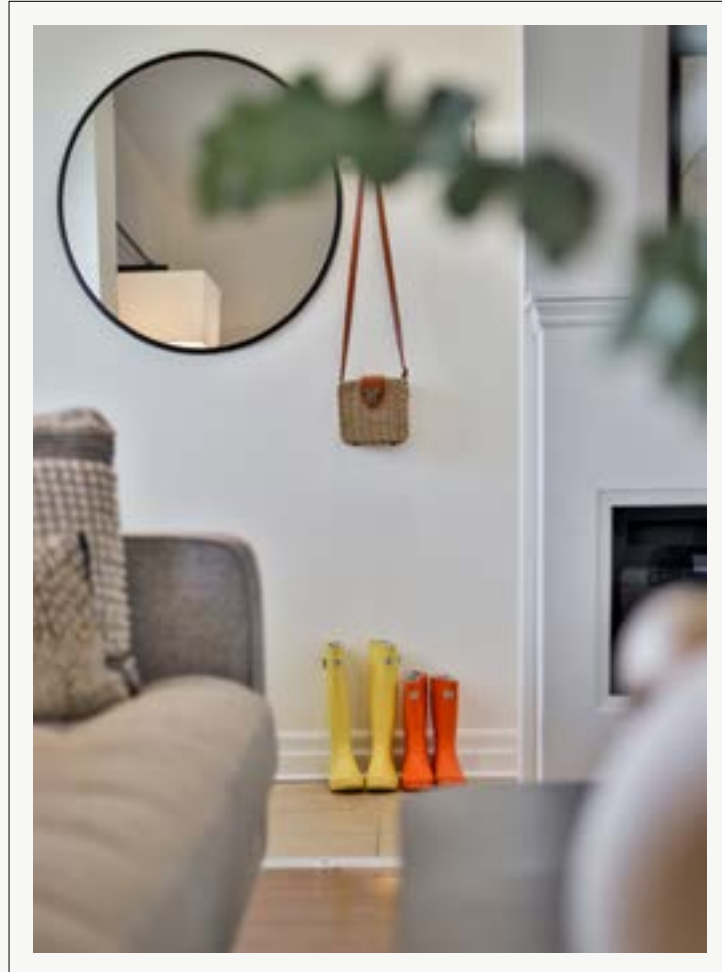


Simple Yet Understated

82 BROWNVILLE AVENUE



FM



DETAILS

Designed for those quiet unwinding moments!

Nestled in the vibrant, burgeoning neighbourhood of Mount Dennis lies a loveable detached residence that marries charm, modern convenience & boundless upside potential. That picture-perfect facade welcomes you home, set behind a covered front porch that beckons for sun-soaked mornings with coffee in hand. This 2+1 bedroom, a 2-bath lover, is the perfect starter, awash with natural light illuminating fresh white walls & spacious interiors. A generous eat-in kitchen takes centre stage amidst ample counter space and well-appointed finishes brightened with skylights & backyard access! Each of the two pristine bedrooms echoes the home's aesthetic - simple yet understated and designed for those quiet unwinding moments. An additional private bedroom & finished recreation space, cleverly tucked away on the lower level, offers flex space for a home office, gym (or a creative spirit). Outside, the adorable backyard unites this residence with the vibrant outdoors - offering verdant greens for play & its back deck for alfresco dining - the perfect backdrop for summer BBQs, intimate gatherings, or quiet contemplation amidst the urban hum! In a city where space is premium, this beautifully maintained residence serves as an attractive condo alternative-offering the breadth of a freehold & the promise of an up-and-coming neighbourhood where the future is bright, my friends!





ABOUT THE RESIDENCE

The Essentials:

Mount Dennis

Weston Road & Eglinton Avenue West

1.5 Storey, Detached

Lot Size: 25 x 98 Feet

1,586 Interior Square Feet (576 Square Feet Below Grade)

2 + 1 Bedrooms

2 Washrooms

Private Drive, 3 Vehicle Parking

Fenced-In Backyard

Covered Front Porch

Full & Finished Basement

Property Taxes: \$3,052 (2022)

INCLUSIONS

Stainless Steel Refrigerator

Stainless Steel Stove with Glass Cooktop

Stainless Steel Dishwasher

Stainless Steel Microwave with Hood Fan

Clothing Washer & Dryer

Electrical Light Fixtures (see exclusions)

Window Blinds (see exclusions)

Shed in Back Drive

EXCLUSIONS

Electrical Light Fixtures in Living & Dining Room

Wall Sconces in Primary Bedroom

All Drapery and Hardware

Schlage Digital Keypad At Rear Entrance

Dehumidifier





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



The Gallery:





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