

Crowning Your Browning

235 BROWNING AVENUE



FM



DETAILS

Revel in its promise.

Your journey unfolds here, charting a course from obscurity to timeless reign. From the moment your foot graces the covered front porch, you're greeted by possibilities. The façade whispers stories of its unbeatable neighbourhood allure while inside, generous room sizes, each crafted meticulously not just to exist but to inspire. Here, every corner, every edge, carries a promise — sun-drenched afternoons filtering through the skylight, 3 generous bedrooms paired with a flex space in the remarkably well-appointed lower level, washrooms fitted with contemporary selections, a bonus sunroom begging for snowy winter boots and muddy paw prints - over 1,700 square feet of turn-key living waiting for your vision to reimagine (on your timelines). Whether it's an investment for the future or a haven for the present, the choice remains elegantly yours. At the cusp of what's known and what's yet to be discovered, this property beckons the dreamer, the achiever, the family maker. Here, you're not just buying a house; you're securing a spot in the best hood in town! A tale of beauty, of opportunity, of potential — waiting, just for you, to pen its next chapter!





ABOUT THE RESIDENCE

The Essentials:

Broadview North

Pape Avenue & Browning Avenue

2 Storey, Semi-Detached

Lot Size: 15 x 110 Feet

1,760 Interior Sq. Ft (545 Below Grade)

3 + 1 Bedrooms

2 Washrooms

1 Parking Space Via Laneway

Full & Finished Basement

Annual Property Taxes: \$5,263 (2023)

INCLUSIONS

Stainless Steel Fridge

Stainless Steel Stove

Stainless Steel Hood Fan

Stainless Steel Kitchen Cart

Clothing Washer & Dryer

Freestanding Closet

Nest Thermostat

All Electrical Light Fixtures (see exclusions)

EXCLUSIONS

Dining Room Light Fixture

All Drapery & Hardware

RENTAL ITEMS

Tankless Water Heater: \$61.09/month





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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Ralph Fox
FOUNDER, BROKER OF RECORD

Kori Marin
FOUNDER, BROKER

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