

NINETEEN

BROOKLYN

AVENUE

FEATURES:

Bedrooms: 2 Bedroom + 2nd Floor Family Room (optional 3rd Bedroom)

Bathrooms: 3

Lot Size: 25 ft by 120 ft

Parking: 2 car parking and EV charger

Property Taxes: \$7973.72

Possession: TBD.

The angled floor plan widens in the back allowing for a large powder room, deep kitchen cabinets and a wider backyard
East facing rear garden and yard
Timeless white-oak hardwood floors throughout

A double-sided gas fireplace defines the living room and hides all ductwork/plumbing to allow for an open ceiling and no bulkheads

The kitchen overlooking the dining room features double doors and a walk-out to the rear garden

Oversized gourmet chef's kitchen including, a second prep sink, island with built-in seating, a sub-zero side-by-side fridge/freezer, a Wolf induction cooktop, double-stacked Wolf ovens, and a sub-zero wine fridge and ASKO dishwasher

Main level powder room offers paramount convenience for guests

Reimagined with a stunning second-floor family room and office featuring its own walk-out terrace

Each floor features a private terrace with water connections

The second level is complete with a spacious second bedroom and three-piece bathroom

Third floor primary retreat features its own sun-filled terrace and spa-style ensuite with a walk-through shower, double vanity, linen closet with extra storage and a spacious primary walk-through wardrobe

The lower level features a convenient laundry room, plenty of storage and a generous recreational room

Room for 2 cars to park comfortably and built-in EV charging station.

Beautifully landscaped front and back gardens

Whirlpool washer and dryer

Propane BBQ

INCLUSIONS:

Sub-Zero side-by-side fridge/freezer, Wolf induction cooktop, double-stacked Wolf ovens, Sub-Zero wine fridge, ASKO dishwasher, Whirlpool washer and dryer (all appliances in as-is condition). All interior and exterior light fixtures, all closet organizers, all built-in cabinetry and shelving, all window coverings and associated hardware, and all bathroom mirrors. Gas forced air furnace and related equipment, central air conditioning. EV charging station and cantilever umbrella.

RENTAL EQUIPMENT:

Hot water tank, rented at \$33.46 per month



Alternate Second Level
3 Bedroom Floor Plan

SCHOOLS

Riverdale Collegiate Institute

Grades 9 - 12

Bruce Public School

Grades JK - 8

St. Joseph Catholic School

Grades JK - 8

St. Patrick Catholic Secondary School

Grades 9 - 12

École Élémentaire la Mosaïque

Grades JK - 6

Morse Street Public School

Grades JK - 6

NEIGHBOURHOOD

RECREATION

Leslie Grove Park

Steps Away

Kempton Howard Park

4 Minutes Drive

Lakeshore Links Indoor Golf

5 Minutes Drive

Woodbine Beach

5 Minutes Drive

TRANSPORTATION

Queen Street Car

Steps Away

Carlaw Ave Street Car

2 Minutes Drive

Lakeshore Blvd E

2 Minutes Drive

Don Valley Parkway

4 Minutes Drive

SAFETY

Michael Garron Hospital

10 Minutes Drive

Toronto General Hospital

10 Minutes Drive

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