

ADAM
Adam Parsons
PARSONS
GROUP



WELCOME TO
252 Melrose Avenue





252 Melrose Ave

Stone steps, interlocking, gorgeous greenery and a charming front porch leads up to 252 Melrose Avenue. A lovely 3-bedroom family home in a Prime North Toronto location, in the John Wanless school district. The living room boasts high ceilings with pot lights, hardwood floors, a brick fireplace with a wooden mantle, large windows overlooking the front yard with California shutters for the option of privacy or sunshine. The dining room has hardwood floors throughout, beautiful wainscoting, leaded glass windows, overlooks the backyard, built-in cabinets and is combined with the living room. The kitchen also has hardwood floors, stainless steel appliances, stone countertop and is combined with the mudroom which leads out to the oversized back deck. A wooden staircase with a carpet runner leads up to the second floor which has a 4-piece bathroom, two spacious bedrooms, a large Master bedroom with a walk-in closet and built-ins. This home even has its own private drive! Just steps to amazing, restaurants, shops, and amenities that Avenue Road and Yonge street have to offer.





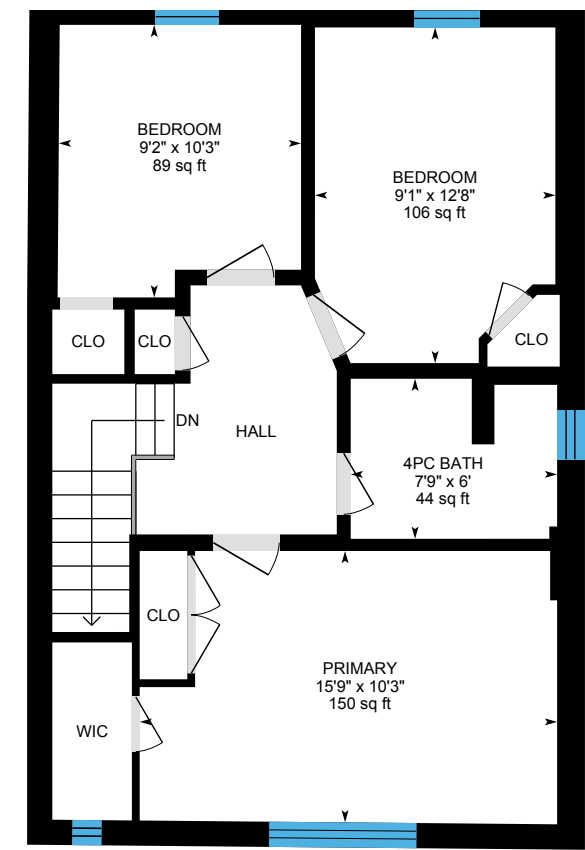




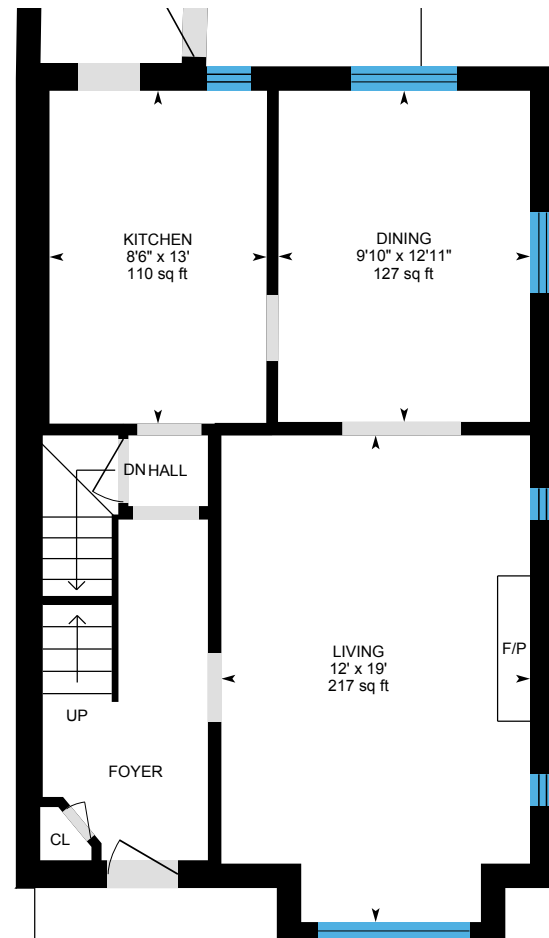




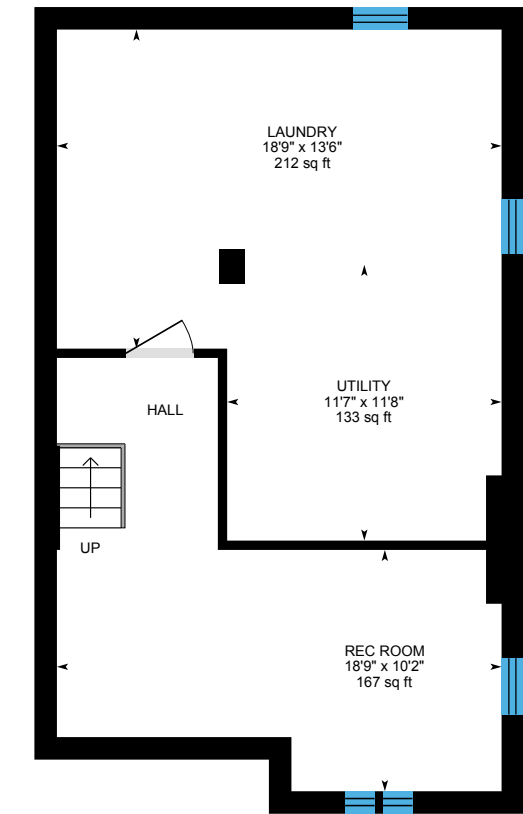




2nd Floor
Exterior Area 665.63 sq ft



Main Floor
Exterior Area 748.12 sq ft



Lower Level (Below Grade)
Exterior Area 678.07 sq ft

Details of the home

Lot Size: 28 X100

Taxes: \$6,879.52 (2020)

Possession: 60 days tba

Heating: Hot Water Gas

Cooling: 2 wall units

Bedrooms: 3

Bathrooms: 1

Driveway: Private Drive

Improvements to the home

-Brand New furnace (2020)

-Front porch (2013)

-Ridley Doors (2011)

-\$5,000 on back deck (2009)

-\$25,000 spent on Landscaping (2008/2009)

-Radiator covers and built-ins (2008/2009)

-Built-ins in Master Bedroom (2008)

-Roof (2008)

-Installed two A/C units (2007)

-Installed California shutters (2007)



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