

ADAM *Parsons* PARSONS GROUP



WELCOME TO
220 Fairlawn Avenue





220 Fairlawn Avenue

A lovely 3-bedroom, 3-bathroom, family home located in the highly sought-after Bedford Park neighbourhood. Just steps to John Wanless Public School, a fantastic and safe place for children to play. The main floor was completely renovated to the studs. A gorgeous contemporary kitchen with an oversized island, stainless steel appliances, and walk-out to the backyard. Spacious, open concept living and dining room, great for entertaining. The skylights make for a very bright and airy second floor. The Master bedroom retreat has a walk-in closet, renovated 4-piece ensuite, vaulted ceilings and oversized windows. The other two bedrooms are generous in size, each having a double closet with closet organizers, windows and overlooking the backyard. Finished lower level great for kids, separate laundry room and an abundance of storage. Walking distance to amazing restaurants, shops and amenities that Avenue Road and Yonge Street have to offer. This home is a must-see!





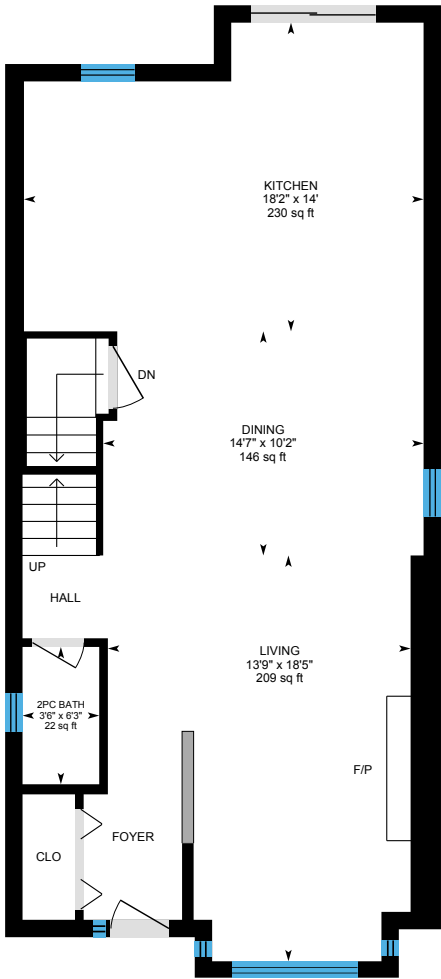




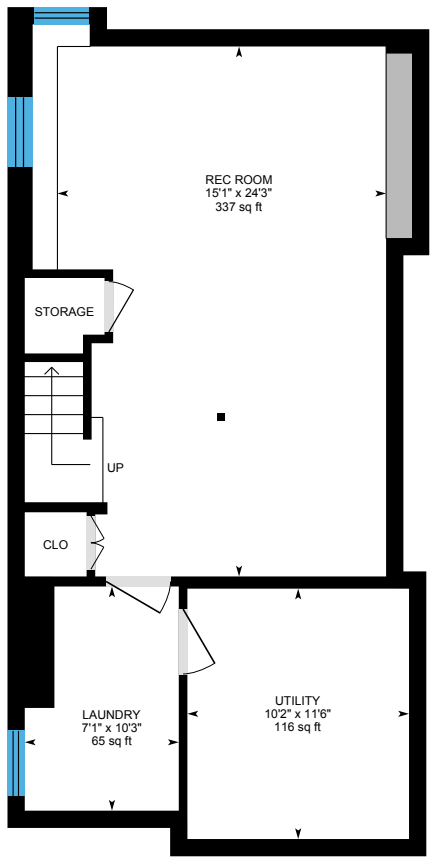




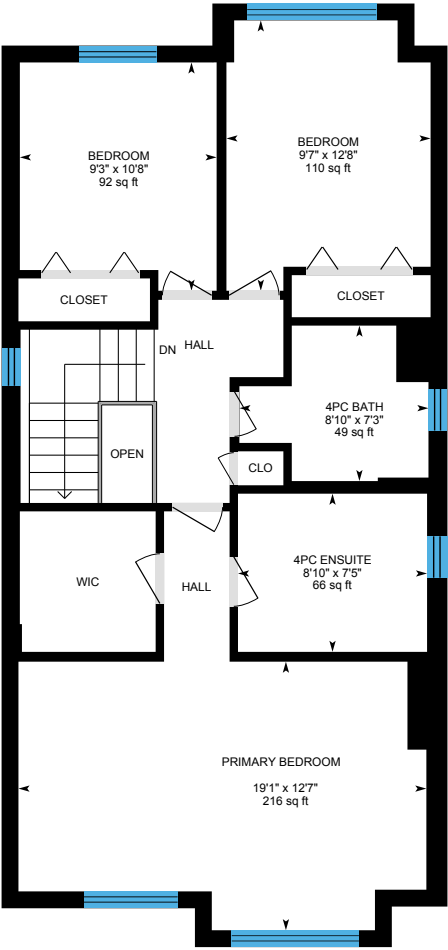




Main Floor
Exterior Area 819.20 sq ft



Lower Level (Below Grade)
Exterior Area 688.42 sq ft



2nd Floor
Exterior Area 850.79 sq ft

Details of the home

- Lot: 25X100
- Taxes: \$8,096.01 (2020)
- Possession: 60 days
- Heating: Forced air gas
- Cooling: Central Air
- Bedrooms: 3
- Bathrooms: 3
- Driveway: Mutual-front pad parking
- Above average Home Inspection available upon request

Improvements to the home

- Renovated Master bathroom and powder room in August 2020.
- Replaced the front steps in the fall of 2019.
- Redid the driveway, retaining wall and backyard patio in the spring of 2019.
- Gutted the main floor in 2015.
- Added a gas hook-up in August 2015.



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