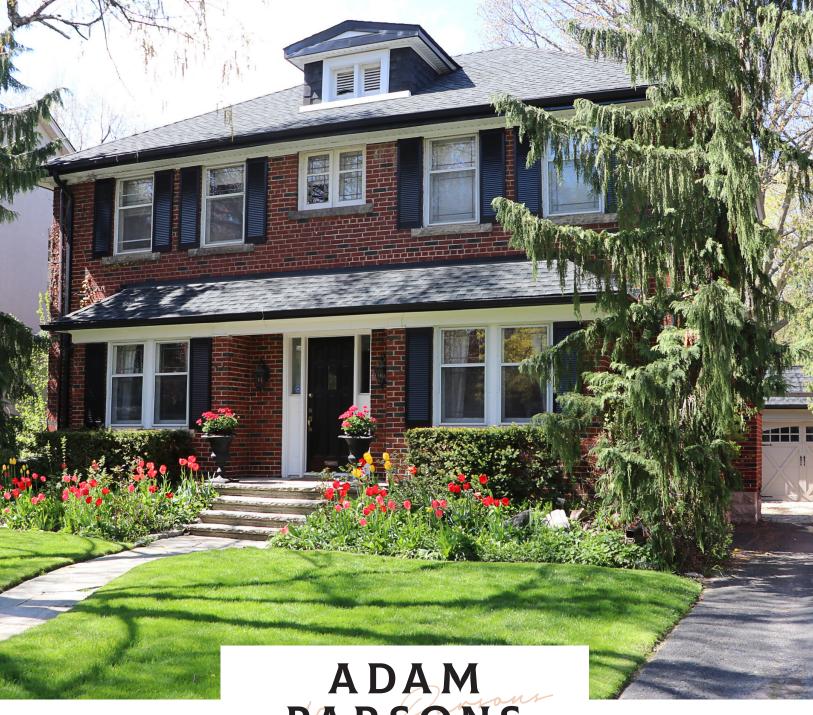
36 CHELTENHAM AVENUE





BOSLEY REAL ESTATE

WELCOME TO 36 Cheltenham avenue

This fine family home is on one of the quietist streets in Lawrence Park. It is close to the best public and private schools in the city and is within walking distance to the Yonge/Lawrence subway and great restaurants and shops.

This home has four bedrooms, a large living room with a marble fireplace, formal dining room and a very large family room with a stone fireplace overlooking an expansive pool sized backyard. This home has refinished hardwood floors throughout. This home has been recently painted throughout and is in move in condition.

It also has a custom designed garage with a car lift to protect your special cars and a driveway that can easily accommodate four or more cars.

The kitchen has a KitchenAid gas stove and a KitchenAid built-in refrigerator, a new Miele dishwasher along with custom hardwood cabinetry.

If you are interested in a home that you could move into as it is, renovate or build new don't miss out on this opportunity to see 36 Cheltenham Ave.













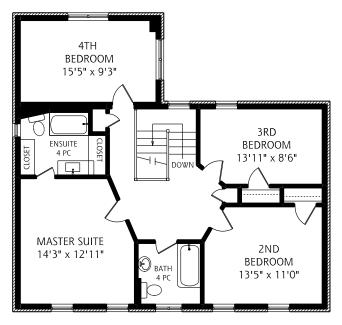






DECK 20'4" x 19'5" FAMILY ROOM 23'5" x 15'10" MUDROOM 12'5" x 5'10" SHELVES & CABINETS FIREPLACE إلى ** KITCHEN 15'2" x 10'8" LIVING ROOM 24'8" x 13'0" UP FOYER 10'10" x 6'7" DINING ROOM 13'10" x 13'2" MAIN FLOOR 1,470 SQUARE FEET

FLOORPLANS



SECOND FLOOR 1,040 SQUARE FEET



920 SQUARE FEET ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE







Adam Parsons BROKER

Sierra Parsons SALES REPRESENTATIVE

Bianca Parsons SALES REPRESENTATIVE

416-322-8000 | ADAMPARSONS.CA | ADAMPARSONSGROUP BOSLEY REAL ESTATE LTD., BROKERAGE

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage.



50 x 150 foot, fenced backyard with storage shed and parklike gardens Custom built garage for 2 cars- car lift Private driveway with ample parking Taxes: \$11,590 (2021) Offered for sale: \$3,995,000

