



163 Roe Avenue

TORONTO, ON

Sotheby's  
INTERNATIONAL REALTY

Canada





## 163 ROE AVENUE

Welcome to 163 Roe Avenue. An elegant 3-bedroom, 4-bathroom, family home located in the highly sought-after Bedford Park neighbourhood. Extensive renovations from the inside and out, an amazing opportunity to move right into your dream North Toronto home. Hardwood floors throughout and an abundance of natural sunlight seeps in through all the spectacular windows of the home. A wonderful living room and dining room great for entertaining. Must-see kitchen and breakfast area with a walk-out to the backyard. The Primary bedroom has a 4-piece ensuite and walk-in closet. Two more generous sized bedrooms on the second floor and another 4-piece bathroom. The lower level has direct access to the garage, a laundry room, plenty of storage, 3-piece bathroom and a recreation room perfect for children. Just steps to fantastic restaurants, shops, and amenities that Avenue Road has to offer. Surrounded by top-rated schools and many wonderful parks. Easy access the 401 and TTC. This home has so much to offer!

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# Details of the Home

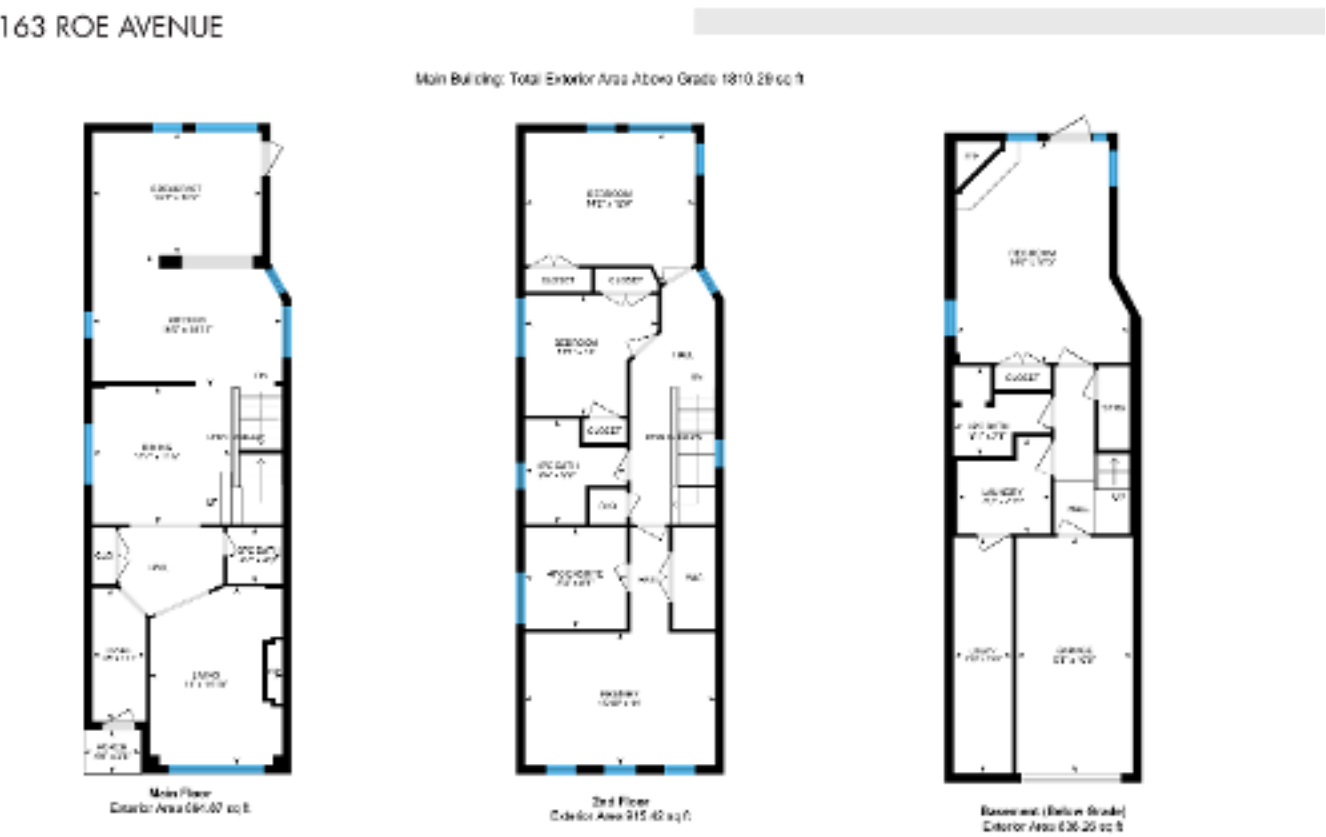
- Lot: 25 X 105 feet
- Bedrooms: 3
- Bathrooms: 4
- Heating: Forced Air Gas
- Cooling: Central Air
- Driveway: Private
- Garage: Built-in
- Taxes: \$9,081.32 / 2023
- Possession: TBA

# Exterior Work (Sep 2016)

- Fixing external front stairs and installing flagstone
- Remodeling the entire front side of the building (removing arks, changing color, etc) and painting the entire house
- Changing Garage and front door including new frame
- Installing metal railing on the front stairs and between the pathway and garage ramp
- Changing exterior lights and cameras
- Installing new colored windows in the entire home and changing window casings
- Replacing the walkout door at the basement and change casing
- Changing the front and backyard stones and leveling the pave
- Fixing the garage floor and changing dry walls and paints

# Internal work (Sep 2015 – Feb 2016)

- Remolding washrooms and changing all wall and floor ceramic, hardware, and plumbing rework to accommodate new layouts.
- Installing new hardwood floor for the basement and first floor
- Removal of wooden railing and replacing it with iron pickets
- Remolding the kitchen by moving it from the middle of the house to the side and expanding the space, hardware installation
- Installing new support beams and wall work to accommodate for the changes
- Driveway drainage system repairs
- Rework of existing fireplaces
- Replacing electrical wiring throughout to fit the remodeling and new layouts
- Changing all switches covers replacing it with new ones
- Changing all doors handles
- Remodeling the laundry room and installing cabinets
- Replacement of all electrical equipmentl











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