



102 Brooke Avenue

NORTH YORK, ON

Sotheby's

INTERNATIONAL REALTY

Canada



102 BROOKE AVENUE

Nestled on a prime corner lot in the highly sought-after Cricket Club neighbourhood, this fully renovated 4-bedroom, 4-bathroom home offers an abundance of natural light and modern upgrades throughout. The stunning kitchen, equipped with high-end appliances and an eating area, opens to a brand-new deck and an oversized, private backyard—perfect for outdoor living. The main floor features an open concept living and dining room, ideal for entertaining, while the numerous windows fill the space with light thanks to the unique corner lot. The spacious master bedroom boasts a walk-in closet and a luxurious 6-piece ensuite. The finished basement includes a large recreation room, great for kids, and offers direct access to the double-car garage. Located in the prestigious Cricket Club neighborhood, this home is just minutes from top schools, parks, and vibrant shopping and dining options. Don't miss out on this rare opportunity!

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Details of the Home

Inclusions

- Lot Size: 50 X 120 feet
 - Type of House: Detached, Corner lot
 - Storeys: 2
 - Bedrooms: 4
 - Bathrooms: 4
 - Driveway: Private, Double
 - Garage: Built-in, Double
 - Approximate Square footage: 2700+
 - Heating: Forced Air Gas
 - Cooling: Central Air
 - Taxes: \$8,579.01/ 2024
 - Possession: To be arranged
- Wolf Oven
 - Miele Dishwasher
 - Kitchen Aid Fridge/freezer
 - Panasonic Microwave
 - Whirlpool Washer & Dryer
 - All electrical light fixtures and window coverings

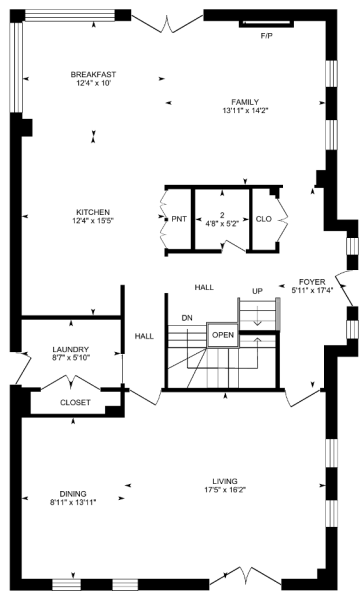


Highlights of the Home

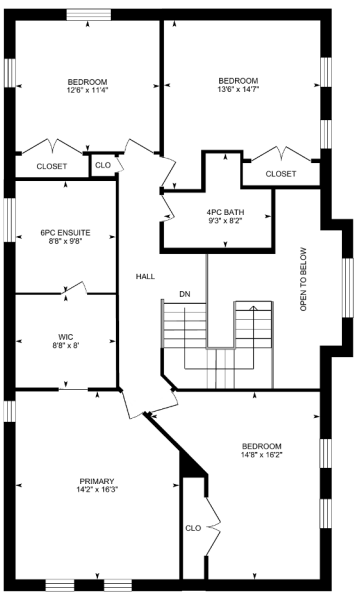
- Corner Lot
 - Oversized backyard
 - Juliette Balcony in living room
 - Main floor Laundry
 - Side entrance through laundry
 - Direct access to garage through basement
 - Ample amount of storage throughout
 - New upgraded security locks on front, side and patio doors
- Security glass break film installed on main floor windows
 - Brand new deck
 - Recently fully renovated: including custom framed kitchen, bathrooms on main and second floor, new basement cabinets
 - Updated Ductless Air conditioner in Master Bedroom
 - Replaced The Air Conditioning unit and Furnace
 - Removed, washed and reinstalled the front stone steps this summer

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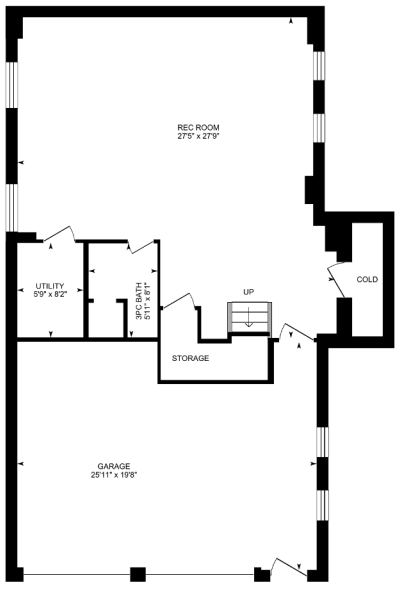
Main Building: Total Exterior Area Above Grade 2765.04 sq ft



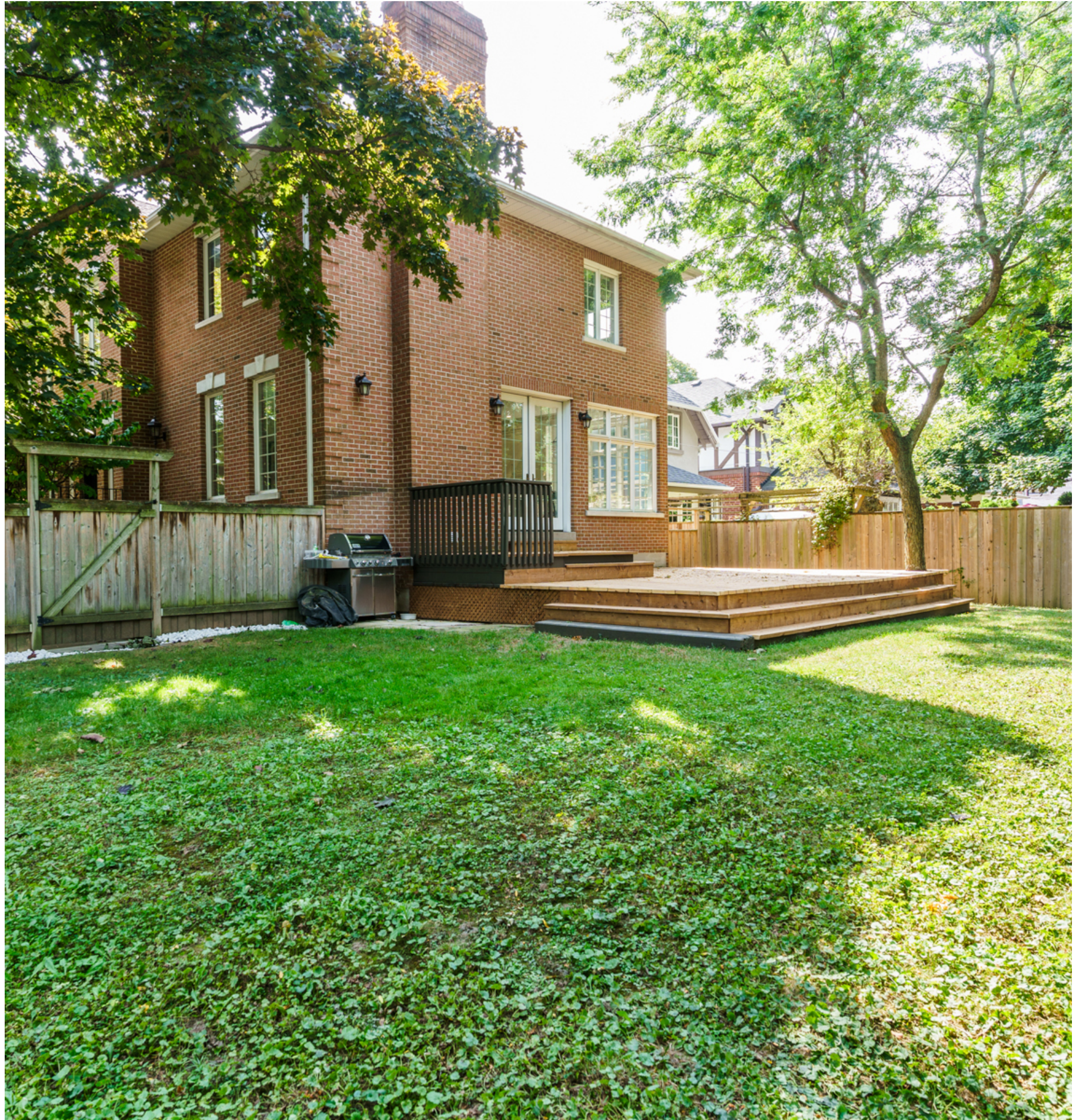
Main Floor
Exterior Area 1435.72 sq ft



2nd Floor
Exterior Area 1329.31 sq ft



Basement (Below Grade)
Exterior Area 880.12 sq ft





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