



# 40 Arlington Ave

Hillcrest Humewood

PRESENTED BY

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## Welcome Home



 **Semi-Detached**

\*currently parking for 1 car









**Nestled in the vibrant heart of Toronto's St. Clair West neighborhood this beautifully renovated 2.5-storey 4 bedroom 3 bathroom home boasts an ideal combination of modern comforts & urban convenience.**

**The perfect space for comfortable turnkey living. Main floor has generous living & dining room & an easy flow & feel without losing intimate corners & private spaces.**

**The modern kitchen is light filled & well laid out for the busyness of day to day living but with the ability to host large gatherings. There are closets and cabinets to easily tuck all things into.**

**The 2nd floor offers a spacious primary retreat w/a beautiful bay window fireplace & w/in closet. An additional well sized bedroom & renovated & family bathroom. Top floor layout features 2 bedrooms w/built in closets connected by a Jack Jill bathroom. Lower level has great ceiling height, spacious rec room a massive storage room 4 piece bathroom & Laundry room. Yard has room for entertaining & relaxing. Plus a detached 2 car garage currently w/parking for 1 car**

**At the intersection of all things St Clair West & fabulous this is that perfect opportunity to just get down to living. Roll into this welcoming community enjoy the outstanding shops, restaurants, local schools, Wychwood barns on the weekend.**

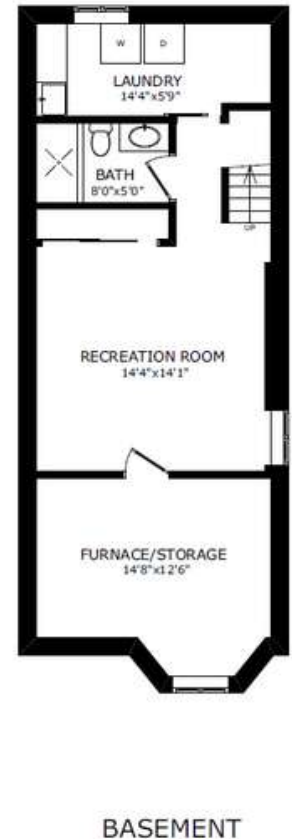


# Features & Upgrades

- Prime location in Hillcrest Humewood
- 2010 major renovation reconfigured main and second floor, kitchen, bathrooms, flooring, electrical, plumbing
- 2011 built two car garage, landscaping and north wall waterproofing
- 2015 Upgraded windows
- 2018 refaced kitchen cabinets and new countertops
- 2023 Brand new roof and basement renovation

# Floor Plans

40 ARLINGTON AVE



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# LOEWITH GREENBERG & Company

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