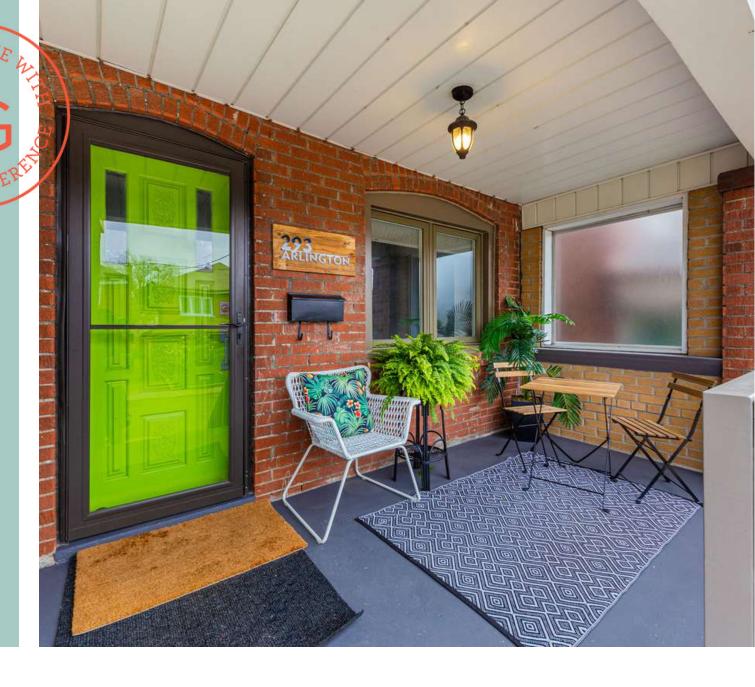
293 Arlington Ave Hillcrest Humewood

> PRESENTED BY Jennifer Greenberg, Broker at Royal LePage Signature Realty, Brokerage

LoewithGreenberg.com



Welcome Home









## **Property Details**

Your patience and Persistence have paid off. You are buying a house this week!! Welcome home to this spacious and delightful 3bedroom in everyone's favourite St Clair West community. Generous main floor easy flow between the living and dining rooms. Oversized eat-in kitchen plus a main floor family room with oodles of space to spread out into. The second floor features 3 wellsized bedrooms and a beautifully updated family bathroom. The lower level is big and filled with extra spaces rec room storage room separate laundry mud room with a separate entrance and an additional family bathroom. Great yard for entertaining plus a fully powered She shed or He house dealer's choice. Plus legal front pad parking. This one leaves no box unchecked hurry home! The location could not be more perfect on Arlington (hello favourite street)! Steps to the beautiful hustle & bustle of this amazing and welcoming St Clair West community. of course, enjoy all the outstanding shops restaurants local schools

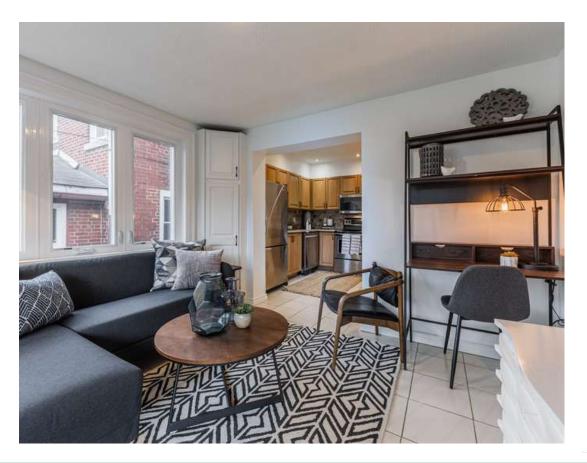






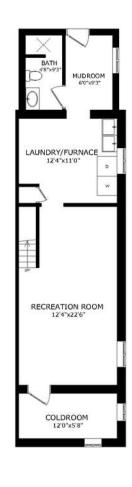
## **Features & Upgrades**

- Living room/dining room renovation: removed walls, new floors, trim etc. 2010.
- Backyard renovation: built shed and deck 2009
- Upstairs bathroom new tiles, cabinet, toilet, flooring 8 years ago
- Windows replaced approx. 6 years ago
- New flooring in basement and removal of cabinet 2020
- Replacement of eavestroughs and downspouts approx. 2011
- Roof replaced approx. 6 years ago
- Washing machine replaced 2023









BASEMENT

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES. WWW.HOUSSMAX.C





## LOEWITH GREENBERG

& Company

LoewithGreenberg.com 416.879.6325 info@loewithgreenberg.com 686 St Clair Ave W, Toronto, ON M6C 1B1





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