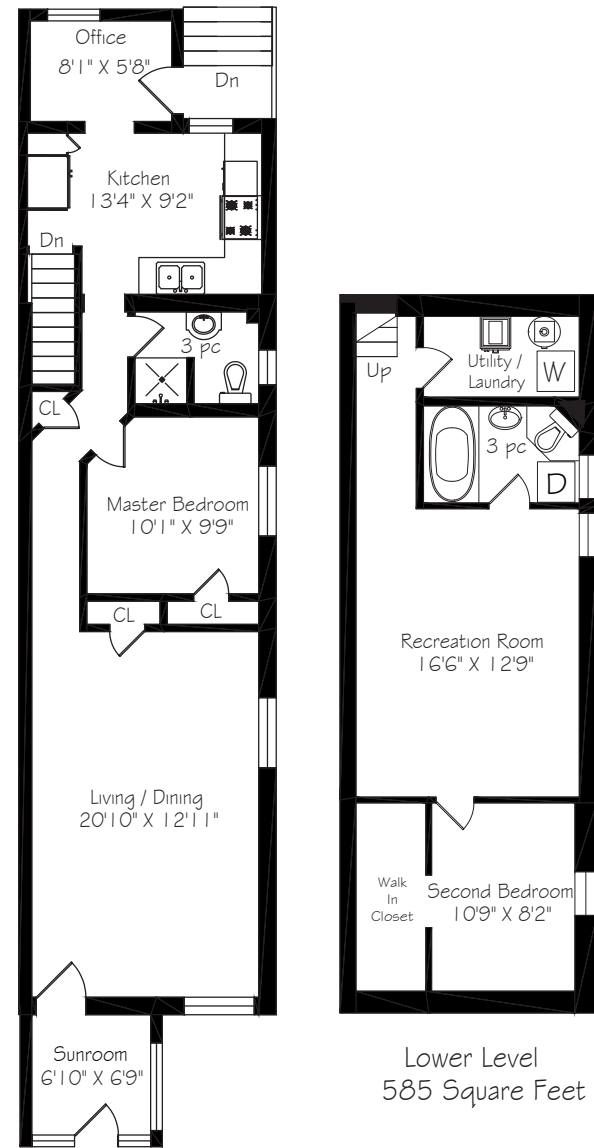


# WELCOME TO 21 BERKSHIRE AVENUE



Main Floor  
847 Square Feet

Lower Level  
585 Square Feet



**LOT SIZE:** 17.67 x 100 feet

**TAXES:** \$4,024.01/2020

**BEDROOMS:** 1+1

**BATHROOMS:** 2x3

**POSSESSION:** August 24 or to be arranged

**PARKING:**

Mutual driveway & street parking permit available through the city for approximately \$200/year

**ROYAL LEPAGE** Signature Realty  
IND. OWNED & OPERATED BROKERAGE

*Karen*  
**MOLLARTEAM**  
EXCEEDING YOUR EXPECTATIONS



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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



### SPECIAL FEATURES

- Energy efficient rated home
- Roof '18
- Central air conditioner '14
- Furnace '12
- 125 amp service
- Updated Kitchen
- Updated lower level
- Super sense community on the street including Halloween decorating competitions & shared fireworks event at the school on Canada Day!
- Street parking readily available

### LESLIEVILLE NEIGHBOURHOOD

- Steps to Tommy Thompson Park
- Short walk to FreshCo Leslie, Loblaws & Starbucks
- Minutes from the Martin Goodman Bike/Walking Trail
- Access to TTC, Gardiner Expressway & DVP
- Short walk to Queen Street shops & restaurants
- Jimmie Simpson Park
- Mayfair Fitness, Squash & Tennis Club
- Bruce Public School
- Riverdale Collegiate Institute
- Danforth Collegiate & Technical Institute

### EXTERIOR

- Perennial garden
- Mature trees & shrubs
- Mutual driveway
- Street parking permit available through the City of Toronto
- Gated access to back garden

### BACKYARD

- Raised wooden deck '19
- Pine siding '19
- Pergola '19
- Gated access to exterior crawl space
- Stone patio
- Fenced yard
- Perennial garden
- Central air conditioner '14
- Sliding barn door-style gate

### SUNROOM

- Hardwood flooring
- Wall-to-wall windows

### LIVING/DINING ROOM

- French door entry
- Open concept
- Hardwood flooring '15
- Picture windows overlooking front & side gardens
- Coat closet
- Access to linen closet
- Custom fitted drapes & rods
- Two chandeliers
- Dining room can be converted back to 2nd bedroom

### BEDROOM

- Hardwood flooring '15
- California style wooden blinds
- Closet
- Picture window

### KITCHEN

- Quartz counter tops
- Ceramic tile backsplash
- Ceramic tile flooring
- Overlooks back garden
- Picture window
- Stainless-steel inlay double sink
- Double sliding door deep storage cabinets
- Built-in broom closet
- Built-in stainless-steel pots & pans hanging rack
- Frigidaire 4-burner stainless steel gas stove '15
- Built-in stainless-steel KitchenAid dishwasher '15
- Built-in stainless-steel stove vent
- Stainless-steel Frigidaire fridge '15

### OFFICE

- Walk-out to back garden
- Overlooks back garden
- Picture window
- Lots of natural sunlight

### 3 PIECE BATHROOM

- Ceramic tile flooring
- Walk-in shower
- Built-in mirrored storage cabinet
- Built-in glass corner shelf

### LOWER LEVEL

### RECREATION ROOM

- Ceramic tile flooring
- Halogen lighting
- Built-in TV mount
- Above-ground window

### BEDROOM

- Broadloom
- Above-ground window
- Large walk-in closet with built-in shelving
- 125 amp service

### 3 PIECE BATHROOM

- Claw foot tub
- Pedestal sink
- Above-ground window
- Built-in mirrored storage cabinet
- GE dryer

### UTILITY ROOM

- Furnace '12
- Kenmore washer

For more photos and information on this property, please visit

[www.21BerkshireAve.com](http://www.21BerkshireAve.com)