



Walk Score: 71/100    Transit Score: 84/100    Bike Score: 85/100



No BS. No Fridge Magnets. No Broken Promises.

45 BEOGRAD GARDENS

SAGE



**MELANIE PICHÉ**  
Broker

416.568.0427  
melanie@getwhatyouwant.ca

the  
**BRELteam**  
getwhatyouwant.ca

**BRENDAN POWELL**  
Broker

416.827.0789  
brendan@getwhatyouwant.ca



Sage Real Estate Ltd., Brokerage 3091 Dundas Street West, Toronto, ON T 416.483.8000 F 416.483.8001

Information and statements contained herein are from sources deemed to be reliable and assumed to be correct but no warranty or representations are made as to the accuracy thereof and same is subject to errors or omissions. This brochure is not intended to solicit Sellers or Buyers currently under contract with another brokerage. Designed and printed by Sage Real Estate. SageRealEstate.ca



## EASY LIVING ON THE BELTLINE

Think you have to spend millions in Forest Hill to back on the Beltline? Guess again.

Built in 2005, these freehold townhouses are home to young professionals and families who want to live their lives instead of dealing with century-old house problems. But better than the low-maintenance ease of a townhouse (but freehold - no condo fees!), and even better than this family neighbourhood only minutes from the subway and highway 401... you have one of the city's best parks as your backyard. Literally.

The Beltline Trail isn't like most other "parks" - it's a 9 kilometer linear park that takes you walking, jogging, cycling or dog walking through some of the best (and greenest) areas of the city. And it's your backyard. (OK, on the other side of your backyard fence).

## BUT WHAT ELSE DO WE ♥ ABOUT THIS HOME?

- The tons of natural light
- Outdoor space: both a front porch and backyard, with the only thing beyond your fence is the Beltline
- Four spacious bedrooms - or is it five? Lower rec/office could easily be used as a fifth bedroom.
- Two parking spots: one of them a built-in garage with direct access to the home.
- The Toronto downtown skyline view from the third floor Juliette balcony.
- The playground and kids splash pad right around the corner - no streets to cross!
- The quiet traffic-free cul-de-sac, where the only cars are your neighbours'
- Quick access to transportation: the Allen and highway 401 are super close... not to mention the Eglinton West TTC stop within walking distance, and the future Eglinton Crosstown LRT.
- The backyard oasis, with not a car to be heard or exhaust to smell.

view this property online @ [45BeogradGdns.com](http://45BeogradGdns.com)

