

SAGE



34 ROSETHORN AVENUE



ALL ROSE NO THORNS - 34 ROSETHORN AVENUE

A semi-detached, classic brickstone with 2 bedrooms, 2 bathrooms, spacious layout, and loads of upgrades, 34 Rosethorn Avenue is all rose and no thorns.

Located in Toronto's up-and-coming Carleton Village, just off of the trendy and coveted St.Clair West strip, 34 Rosethorn Avenue beckons the first time home buyer.

Whether you're living in a condo, seeking more space for a new family, or in search of a tight-knit community with local greenery, this is a home and neighbourhood that offers both.

Situated on a tree-lined lot, within arm's reach to Toronto's major roadways, schools, the TTC, restaurants, cafes, parks, and the cultural hub of Corso Italia, 34 Rosethorn Avenue is easy to fall for.

Here is a list of things we love about this property (warning: it's long).





THINGS WE LOVE

- 2 Bedrooms, 2 bathrooms
- Classic brickstone semi-detached home
- All upgrades done within the last 7 years - new flooring, roofing, kitchen cabinets and counters, lathe and plaster drywall, *wiring
- Within arm's reach to the restaurants, shopping, coffee shops, parks, markets, pubs, and culture, of Corso Italia - by Toronto's coveted St.Clair West neighbourhood.
- A short drive to major commuter roadways, downtown, the TTC, and the swanky part of St.Clair - on Yonge & St.Clair
- A family-oriented and tight-knit community - close to schools and greenspace
- Walk score: 83/100 (yay)

**please note, wiring – although professionally done - was done without a permit.*

View this property online @
34RosethornAve.com



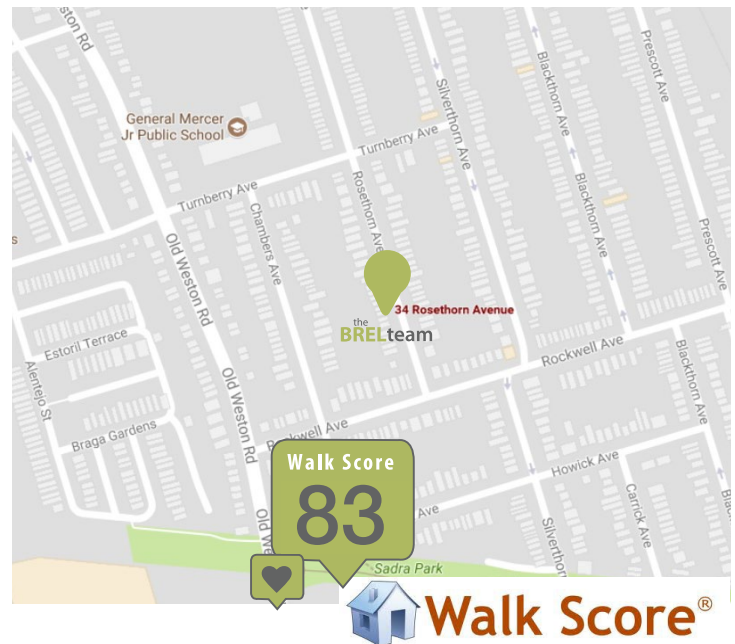
CARLETON VILLAGE

So, to give you the Coles Notes version of Weston-Pellam Park (aka: Carleton Village) history... it's basically named after a man, Guy Carleton, who served as the first Governor of Canada in 1968. It was later annexed into the City of Toronto in the 1900's, and has since served its years as a working class community (originally) predominantly populated by Portuguese, Italian, and Asian families - rich in culture, energy, family, and tight-knit community.

A mix of detached and semi-detached properties, homes in this west-end Toronto neighbourhood have seen upgrades and craftsmanship that keep the area current, while contributing to an increased buyer demand in this pocket of Toronto's real estate market.

A host of young families, professionals, and entrepreneurs, who have infiltrated into this west-end residential enclave, continue to revitalize and modernize Carleton Village while still, somehow, retaining its village-like warmth and charms.

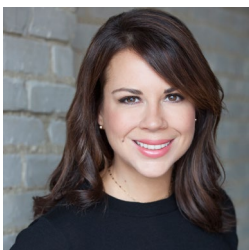
In short, it's easy to see the attraction to this community. With its tree-lined streets, patio cafes, local pubs, family restaurants, nearby parks, schools, and easy access to the streetcar and major commuter roadways, Carleton Village continues to evolve and grow - getting better with the passing of time.



No BS. No Fridge Magnets. No Broken Promises.

the
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