

13 LAMBTON AVENUE

3 BED + 4 BATH

2,426 SQUARE FEET

MODERN NEW BUILD

BUILT IN 1 CAR & DRIVEWAY 2

Listed by
Matthew Shapiro, Sales Representative



Florence MICHAEL LEVEY

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THE EPITOME OF CONTEMPORARY LIVING: 13 LAMBTON AVENUE

Who doesn't want to be bathed in natural light while being surrounded by unparalleled contemporary design? The curb appeal alone of 13 Lambton Avenue, will make you swoon. This stunning 3 bedroom, 4 bathroom detached home offers a finished basement with heated flooring, a beautifully-crafted kitchen, garage parking and a private backyard.

Located in the residential neighbourhood of Rockliffe - Smythe, with a walking score of 71, and easy access to transit - this culturally diverse neighbourhood has been able to maintain its old world charm while embracing many revitalization upgrades as seen in the newly renovated York Recreation Centre and Eglinton Crosstown extension.

Rockliffe - Smythe is the kind of neighbourhood where residents close down the street for a giant potluck each year, and being Baby Point's little sister doesn't hurt property values either. Nearby Junction & Bloor West provide all the 'downtown' neighbourhood feeling you could want.



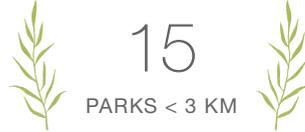
13LambtonAve.com

ROCKLIFFE - SMYTHE

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



15
PARKS < 3 KM
GREEN SCENE



RAIL LINES < 2 KM

COMMUTE



BUS LINES < 2 KM



LOCATIONS < 2.5 KM

CAR SHARE



FIDO FACTOR

5 < 2 KM

GROCERY STORE



19

CAFÉS < 2 KM



JAVA JOLT

5

TIM HORTONS < 2 KM



MAKING THE GRADE

DENNIS AVENUE CS
ROCKCLIFFE MS
YORK MEMORIAL CI
GEORGE HARVEY CI



110+



RESTAURANTS & PUBS < 2 KM

WHAT'S ON THE MENU

the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises.

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