

19 BELLHAVEN ROAD

3 + 2 BED + 2 BATH

988 SQUARE FEET

LOT SIZE: 19 X 95

SEMI-DETACHED

Listed by
Kristin Shensel, Sales Representative





LIVE OR INVEST (OR BOTH) IN THE UPPER BEACH

List of things we LOVE

- 1. Location, location location** – it doesn't get better than this. Walk to the beach, Little India or the Danforth – you are basically in the centre of 3 of the most vibrant Toronto 'hoods.
- 2. Great Layout** that makes the most of your living space. Live on two floors – complete with spacious kitchen & open concept living/dining room with plenty of space for entertaining and a real wood burning fireplace. Making the most of the awesome lower floor is the walk-out to your private back courtyard. It's a true lower level that doesn't look or feel like a basement.
- 3. Income potential** – the 1 bedroom apartment upstairs can easily bring in up to \$1,100 a month in rental income. Don't want to share your space? This house can easily be converted back into a 3 bedroom family home.
- 4. The gardens** – from the lush English garden in the front yard (the annual tulips in the Spring are spectacular) to the peaceful private rear garden, you will never want for an outdoor space to enjoy.
- 5. The decks – so many decks.** – all custom built in 2010. The **front deck** is the perfect place to watch the world go by while reading a book on summer afternoons. It's like adding 3 additional rooms to the house in the summer months. The stunning **upper back deck** off the kitchen is the perfect entertaining space. The **lower deck** looks out over the private courtyard complete with huge shed that opens up to the back lane – perfect for bike storage or a work space. It's the perfect place for a cup of tea in the morning. Want dedicated parking? The shed can be removed for a parking space.

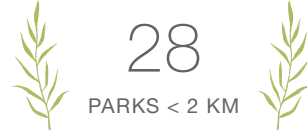
19BellhavenRd.com

UPPER BEACH

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 2 KM
GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 2 KM

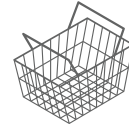
CAR SHARE



FIDO FACTOR

2 < 2 KM

GROCERY STORE



47

CAFÉS < 2 KM



JAVA JOLT

2

STARBUCKS < 2 KM



MAKING THE GRADE

BOWMORE ROAD JR & SR PS
MONARCH PARK CI
DANFORTH C & TI



50+



RESTAURANTS & PUBS < 1 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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