

# 225 EARLSCOURT AVE

SEMI DETACHED 2 STOREY

2 CAR GARAGE

3 BED + 2 BATH

1,294 SQ FT  
+ 734 SQ FT BELOW GRADE

Listed by  
*Matthew Shapiro, Sales Representative*





# CHECK EVERYTHING OFF YOUR LIST IN CORSO ITALIA

This home is just waiting for you. Just move in and it's ready to go. It's so rare to find a turnkey home these days, but this beautifully maintained and upgraded semi-detached is the real deal.

Three bedrooms and eat-in kitchen with finished basement, large backyard and two car garage. You'll find everything on your checklist, from a great neighbourhood, to the kind of upgrades you want (but don't want to spend on) like windows, electrical, roof, siding and more. It even has fresh paint.

Located just south of Rogers, you're a short walk to the St. Clair strip, with tons of great restaurants, shops, LCBO, No Frills and TTC at the corner of the street.

This is a neighbourhood (and a home) to fall in love with.

## **Get Your List and Check These Off**

- Bathroom was renovated under a permit
- Flat roof and slope roof redone in 2015
- All windows were replaced with the exception of one window in the kitchen in 2015
- Electrical has been upgraded with 100 amp services
- New eavestroughs, sot and aluminum sliding on the front of the house
- The entire house has been recently painted in neutral colours

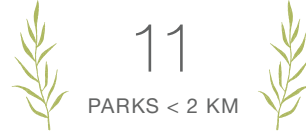
[225EarlscourtAve.com](http://225EarlscourtAve.com)

# CORSIO ITALIA

## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



11  
PARKS < 2 KM

GREEN SCENE



RAIL LINES < 1 KM

COMMUTE



BUS LINES < 1 KM



LOCATIONS < 2.5 KM

CAR SHARE



FIDO FACTOR

3 < 2 KM

GROCERY STORE



60+

CAFÉS < 2 KM



JAVA JOLT

2

STARBUCKS < 2 KM



MAKING THE GRADE

RAWLINSON CS  
OAKWOOD CI  
GEORGE HARVEY CI



50+



RESTAURANTS & PUBS < 2 KM

WHAT'S ON THE MENU

the  
**BREL**team | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises.

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