

184 ROYAL YORK ROAD

SEMI DETACHED

1 PARKING SPOT

3 BED + 3 BATH

1,259 SQ FT + 533 LOWER

Listed by

Matthew Shapiro, Tyson Café-Ruoff, Sales Representatives



IT'S ALL READY FOR YOU. RENO-FREE LIVING ON ROYAL YORK.

If you are not the reno-ing kind, or you just don't feel like fixing it up, this is the home you've been looking for. This semi has been recently professionally renovated and updated throughout with high end finishes and appliances. So no repairs before you can move in, and no costly surprises. Just move in and enjoy the fine attention to detail (check out the crown molding). New mechanicals = Energy efficient home, low utility bills and peace of mind. Private and sunny backyard with lush greenery and walking stones. Plenty of room for kids or pets. Loads of potential for gardeners! Garage can be used either for car, extra storage or workshop.

Just A Few Things We LOVE

1. Lovely open living room and kitchen
2. Front porch for lazy Sunday afternoon
3. Three spacious bedrooms for family, guest or office upstairs
4. The yard landscaped looks amazing
5. Finished basement gives you more space and more flexible living

184RoyalYorkRd.com



MIMICO

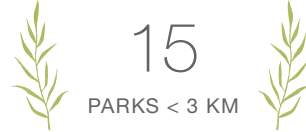
NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE



15
PARKS < 3 KM
GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 0.5 KM

COMMUTE



FIDO FACTOR

1 < 1 KM

GROCERY STORE



20

CAFÉS < 2 KM



JAVA JOLT

3

STARBUCKS < 2 KM



MAKING THE GRADE
JOHN ENGLISH JMS
LAKESHORE CI



35+



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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