

# 63 WESTHOLME AVENUE

4 BED + 2 BATH

1,768 SQ. FT.

+ 648 SQ. FT. BELOW GRADE

DETACHED GARAGE

17.08 X 115 FOOT LOT

Listed by

*Halina Bucchino & Lisa Bednarski, Sales Representatives*





# MAKE YOUR DREAM HOME HAPPEN IN THE JUNCTION

Itching to get your hands on a house you can transform just the way you want? It's waiting for you in The Junction. This 2.5 storey, four bedroom home has room to spare, with an add-on sunroom and basement that is both high and dry. Plus, a screened-in porch keeps the mud outside, while offering a lovely spot to enjoy the evening light. There are gardens front and back, along with a sitting area drenched in morning sun and a detached garage. You'll find the original character in the hardwood floors, leaded glass window, fireplace and claw foot tub — and potential in every room. Perhaps you'll create an enormous master ensuite/dressing area? Or opt for a more traditional layout. Whatever you decide to do with this blank canvas, it will be uniquely yours.

## LOOKING TO CHECK ALL THE BOXES? HERE ARE FIVE THING WE LOVE:

1. **Potential** – You know what we're talking about *HGTV* addict. This is the one you can turn into your dream home.
2. **Size** – Yes, it matters. And this home has 2.5 storeys, add-on sunroom and high and dry basement. Room for everyone in the family to have their own space.
3. **Original Charm** – You'll find character galore in the hardwood floors, leaded glass window in the living room, fireplace in the living room and master bedroom.
4. **Impressive Upstairs Bathroom** – There's a claw foot tub, the convenience of laundry. And the potential to convert into an enormous master ensuite and dressing area.
5. **Porch** – You'll be able to sit out on the screened-in front porch and enjoy the evening light.

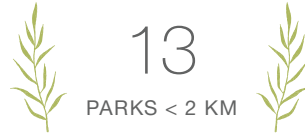
[63WestholmeAve.com](http://63WestholmeAve.com)

# THE JUNCTION

## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 2 KM  
GREEN SCENE



RAIL LINES < 1.5 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 2.5 KM

CAR SHARE



FIDO FACTOR

3 < 1 KM

GROCERY STORE



50+

CAFÉS < 2 KM



JAVA JOLT

4

STARBUCKS < 2 KM



MAKING THE GRADE

KING GEORGE JUNIOR PUBLIC SCHOOL,  
HUMBERCREST PUBLIC SCHOOL,  
RUNNYMEDE COLLEGIATE INSTITUTE,  
WESTERN TECHNICAL-COMMERCIAL SCHOOL



55+



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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