

# 175 HASTINGS AVENUE

STREET PARKING

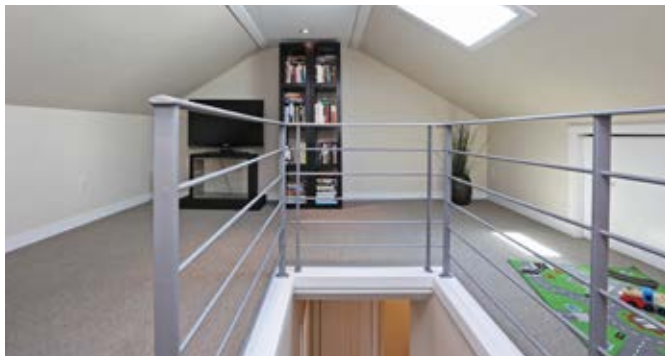
APPROX 1700 SQ FT  
+600 SQ FT BASEMENT

SEMI-DETACHED

3+2 BEDS, 3 BATH

*Listed by  
Brendan Powell & Melanie Piché, Brokers*





# 175 HASTINGS AVENUE

## LIFE IN LESLIEVILLE LOOKS GOOD ON HASTINGS

Living in Leslieville is much about the 'hood as it is about the home - and in this case, neither disappoint. This 3+2 bedroom semi on coveted Hastings Ave has lots of space to spread out.

The real wood-burning fireplace in the living room is great for cozy winter days, and the perfect focal point all year long. Then there's the main floor powder room, upgraded kitchen with stainless appliances, stone counters and a custom backsplash. And, you're going to love the ¾ oak hardwood floors and clever storage and shelving solutions. Oh, and the 'unsexy' work is done too; electrical, plumbing, furnace (2011), roof (2011).

There's a 3rd storey loft that could be a 4th bedroom, private home office or media room, meditation room, craft room - you get the idea. It's that bonus space we all wish we had. Downstairs, the basement the perfect rec room or playroom for kids. Plus, with a second entrance and kitchen, it's an easy income, in-law or nanny suite. Outside, you'll find your own private backyard oasis. All steps from everything Leslieville has to offer - quaint shops, breweries, notable restaurants, the new Crow theatre, TTC and easy highway access.

### Top 5 things to love?

1. Great layout - lots of space to spread out
2. Real wood burning fireplace - feels like a real home
3. The basement - multiple uses, high ceilings, separate entrance
4. The 3rd storey loft - potential 4th bed or ultimate whatever-you-want-it-to-be room
5. Private oasis backyard

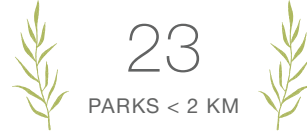
[175HastingsAve.com](http://175HastingsAve.com)

# LESLIEVILLE

## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



23  
PARKS < 2 KM  
GREEN SCENE



RAIL LINES < 1 KM



BUS LINES < 1 KM

COMMUTE



LOCATIONS < 1.5 KM

CAR SHARE



FIDO FACTOR

4 < 1 KM

GROCERY STORE



25

CAFÉS < 1 KM



JAVA JOLT

1

STARBUCKS < 1 KM



MAKING THE GRADE

LESLIEVILLE JR PS  
DUKE OF CONNAUGHT JR & SR PS  
RIVERDALE CI  
DANFORTH C & TI



90+



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the  
**BREL**team | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises [brendan@getwhatyouwant.ca](mailto:brendan@getwhatyouwant.ca) & [melanie@getwhatyouwant.ca](mailto:melanie@getwhatyouwant.ca)

Brendan Powell & Melanie Piché  
Brokers

office: 416.274.2068

direct: 416.827.0789