

355 RIVERDALE AVENUE

3 BED + 1 BATH

1,089 SQUARE FEET

LOT SIZE: 21.5 x 70

DETACHED HOUSE

Listed by
Halina Bucchino, Sales Representatives





COTTAGE-LIKE LIVING GETS AN UPDATE IN CLASSIC RIVERDALE

Welcome to a home that feels worlds away. This three bedroom home offers cozy family living in one of Toronto's greenest neighbourhoods. The cottage like setting and healthy, efficient updates gives you the best of both worlds. Completely renovated in 2017, with additional improvements since, there's so much to see. Big windows and skylights throughout let the outside in, with light that floods into the living spaces, highlighting the exceptional high end finishes like KitchenAid and Bosch appliances and new natural maple hardwood. New blinds, including blackout blinds in the bedroom allow for calm once the sun goes down. Outside, the backyard oasis extends your living space. Newly constructed garden shed and hidden storage under the ramp offer space to tuck tools and bikes. And there is a lovely tree canopy adding an element of serenity and privacy.

WHAT WE LOVE MOST

- 1. Energy efficient and healthy to the max!** From triple pane windows and sliding door to 100% undyed non-toxic wool carpet and underlay to Kingsman gas fireplace that heats the entire home in the winter, keeping the heating bill low — nothing has been overlooked. There is a tankless water heater, all lighting is on dimmer switches, plus no VOC paint was used throughout the home.
- 2. Bright and airy.** Combine light finishes with the light that floods through big windows and skylights. Your Instagram feed has never looked better.
- 3. Lovely private and spacious back garden.** Your living space expands in summer with this added outdoor area under beautiful tree canopy.
- 4. Cozy family living in a cottage-like setting.** The open concept floor plan and large eat-in island are perfect for lazy Saturdays, family dinner Sundays and all the living in-between.
- 5. Tons of hidden storage.** Staying clutter free is made easy with functional storage options inside and outside the home.

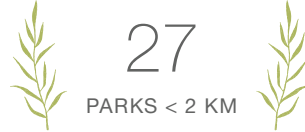
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RIVERDALE

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 2 KM

GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 1.5 KM

CAR SHARE



FIDO FACTOR

2 < 1 KM

GROCERY STORE



35

CAFÉS < 1 KM



JAVA JOLT

3

STARBUCKS < 1 KM



MAKING THE GRADE

BLAKE STREET JUNIOR PUBLIC SCHOOL

EARL GREY SENIOR PUBLIC SCHOOL

RIVERDALE COLLEGIATE INSTITUTE

DANFORTH COLLEGIATE AND TECHNICAL INSTITUTE



80+



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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