

# 75 MARION STREET

5 BED + 2 + 1 BATH

LOT SIZE: 23.92 FT X 121.12 FT

DETACHED GARAGE | 2

2,434 SQFT + 958 LOWER LEVEL

Listed by  
*Brendan Powell & Melanie Piché, Brokers*





# YOU ALWAYS KNOW WHEN YOU'VE FOUND "THE ONE"

That home you've been dreaming about but haven't found. The one that you know is out there but you haven't seen yet? It's here. And it's waiting for you.

This extra-wide 2.5 storey semi on coveted Marion Street has **five bedrooms** (yes five) with two on the third floor. It's been artfully renovated so all the work you love to have, but hate to live through, is done... but in a way that's infinitely more personal and unique than any cookie-cutter pot light-and-glass bannister reno. This is home magazine material — with the articles to prove it.

Inside you'll find designer finishes and a character often dreamed of, but rarely achieved. The incredible custom kitchen is framed with 1940's era **exposed beams** and turn of the century exposed brick. Home chefs and entertainers will appreciate the high-end appliances, **soapstone counters** and **custom-made cabinetry** with character that you won't find at IKEA (or anywhere else). There's a spacious laundry room on the second floor, two fancy bathrooms with **heated floors** (plus a third in the basement), and a walkout to a private backyard with a cherry tree, a sandbox for the kids and plenty of room for family barbecues. Plus a **two-car cinder block garage**, just aching for a laneway top-up. All close to everything highly sought Roncesvalles has to offer.

**This is the one.**

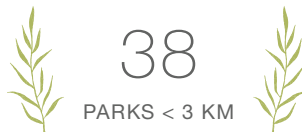
**75MarionSt.com**

# RONCESVALLES

## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 3 KM  
GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 1 KM

COMMUTE



LOCATIONS < 0.5 KM

CAR SHARE



FIDO FACTOR

3 < 1 KM

GROCERY STORE



100+

CAFÉS < 2 KM



JAVA JOLT

8

STARBUCKS < 2 KM



MAKING THE GRADE

PARKDALE JR. & SR. PUBLIC SCHOOL

PARKDALE COLLEGIATE INSTITUTE

WESTERN TECH



79



RESTAURANTS > 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)

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