

264 ROXTON ROAD

3 BEDROOM + 2 BATHROOM

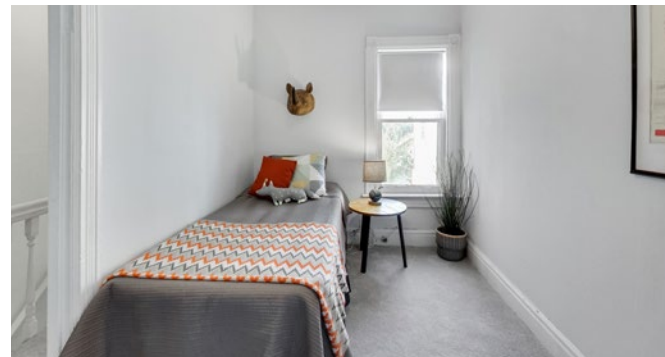
1,217 SQ FT + 578 SQ FT
BELOW GRADE

2-STOREY ROW HOUSE

LITTLE ITALY

*Listed by
Halina Bucchino, Sales Representative*





A MODERN MEETS TRADITIONAL HOME IN LITTLE ITALY? SI, GRAZIE.

Don't mean to sound bossy, but this is the home where you should put some roots down.

Room to grow, this casa has 3 bedrooms, 2 bathrooms, a basement set for transformation into an in-law/nanny/income suite, private backyard, and detached garage—all in one of Toronto's most sought-after neighbourhoods.

Inside, modernity and tradition converge. Soaring ceilings and ornate details demand attention, natural original hardwood flooring tribute a time when things were carefully crafted and handmade, and a newly renovated kitchen and top floor bathroom provide efficiency and a designers' touch. Need more? The main floor layout is open-concept—a living, dining, kitchen (meets garden) floor plan that makes for easy entertaining and functional use of space.

91/100 Walkscore. You can smell the espresso brewing, biscotti baking, sense the action, but you're also removed from it. Living in this home, initiates you into one of one of Toronto's most trendy communities while simultaneously giving tree-lined residential escape from the everyday city hustle. It's the best of both worlds. So, go ahead, have your riposo and your festa.

5 THINGS WE LOVE:

1. **The design** - High ceilings, curb appeal, great layout.
2. **Wise investment** - Separate entrance to basement with kitchen and bathroom ideal for an in-law, nanny, or rental suite. Help pay your mortgage.
3. **Location. Location. Location.** - Little Italy is known for its culture, trattorias, patios, food, cafes, shopping, tree-lined streets, and century homes . It's particularly great if you work downtown (walk or bike to work). Plus, Roxton is a highly sought-after street.
4. **Recently renovated** - Kitchen and bathroom are done.
5. **Detached garage** - No trouble finding parking, or hassle sweeping snow off your car in the winter... you've got your very own garage!

264RoxtonRd.com

LITTLE ITALY

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE



RAIL LINES < 1.5 KM



BUS LINES < 1.5 KM

COMMUTE



39

PARKS < 3 KM



GREEN SCENE



FIDO FACTOR

1 < 1 KM

GROCERY STORE



70

CAFÉS < 1 KM



JAVA JOLT

1

STARBUCKS < 1 KM



MAKING THE GRADE

MONTROSE JR. PUBLIC SCHOOL
KING EDWARD JR. & SR. PUBLIC SCHOOL
HARBORD COLLEGIATE INSTITUTE
CENTRAL TECHNICAL SCHOOL
ST. LUKE CATHOLIC SCHOOL



200+



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.

Halina Bucchino
Sales Representative
office: 416.274.2068
direct: 416.822.5976

halina@getwhatyouwant.ca