

# 47 Dixon Avenue



## QUICK FACTS

- 3 bed + 2 bath
- real wood burning fireplace
- charming front & back-yard space
- detached garage

[GetWhatYouWant.ca](http://GetWhatYouWant.ca)



# 5 Things we love, love, love about this home

1. **Location** - the Beach triangle is one of the best 'hoods in the city
2. **Space** - bedrooms are definitely family sized
3. **Charming outdoor space** - nice front yard with good backyard deck & detached garage
4. **Large living/dining space** with wood burning fireplace
5. **The upgrading possibilities are all here** - finishing the basement, updating the kitchen and bathrooms - you decide!



**PSSST, WANT MORE  
DETAILS + PHOTOS?**  
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# This home is looking for a new family. Could it be yours?

This 3 bed 2 bath semi-detached home in the Beach Triangle has lovingly been lived in since 1979. It's spacious and has been well-cared for over the last 40 years. The open concept living/dining room is bright and inviting. It's been freshly painted, along with the rest of the house, but there are still some original details like the fireplace mantle that add warmth and character.

The kitchen has seen a lot of family dinners, and is perfectly functional, but also has great potential for those looking to move into a house and take on a room or two. Sliding glass doors open on to the back deck, spacious yard and garage. Yes, there's even a garage.

Upstairs there are three family sized

bedrooms, a rarity for a home this age, and a 3 piece bath. The master even has a walk in closet - so much space!

Downstairs the unfinished basement has a 4 piece bath and lots, and lots of storage. It also has tons of potential; to finish and add a media room, home office or maker space.

Outside, the front porch transforms into extra living space in the summer - perfect to sit and watch life in the beach stroll by. The yard is spacious with lots of room to play, garden or entertain. And, with the mutual drive into the garage, you have the choice of parking in the garage, or parking out front, and using the building for storage.

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The Beach, (or Beaches, depending on who you ask) has always been one of Toronto's most loved neighbourhoods. It has something for everyone, with parks, shopping, restaurants, community events all summer long, and of course, great beaches. This neighbourhood also has exceptional

schools, a real community feeling, and wonderful century-old homes on tree-lined street. The Beach draws young families looking for a "cottage life in the city" and you'll see the sidewalks (and boardwalks) lined with strollers all year long.

# The Local Vibe.

# The Beaches

87 /100 walk score	<b>SCHOOLS</b> <ul style="list-style-type: none"><li>Kew Beach Jr PS</li><li>Bowmore Road Jr &amp; Sr PS</li><li>Monarch Park Cl</li><li>Danforth C &amp; Tl</li></ul>	4 + 4 rail lines + bus lines < 0.5km	3 grocery stores < 2 km	45 + 3 cafés + Starbucks < 2 km
8 /10 fido factor		88 transit score	22 parks < 2 km	50 restaurants < 1 km

## Floorplan

1380 sq. ft + 660 sq.ft lower level



WE'RE ALWAYS ONLINE SO YOU'RE ALWAYS IN THE KNOW.

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the  
**BRELteam**

No BS. No Fridge Magnets.