

479 Hopewell Avenue



QUICK FACTS

- Cozy bungalow with original features
- Private driveway with 2 car parking
- Mantel, stained glass
- Hardwood thru-out
- Huge 22 x 105 corner lot facing park

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5 Things we love, love, love about this home

1. Cozy bungalow filled with character including gumwood trim, mantel and stained glass.
2. Livable layout with open plan living and dining area
3. Unfinished basement can be renovated into an income unit.
4. Tell us about the outdoor space: large corner lot with private driveway facing the park, huge yard and parking for two cars
5. Exceptional neighbourhood, close to everything you need - schools, shopping, transit and highways



**PSSST, WANT MORE
DETAILS + PHOTOS?**
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Meet at the corner of potential and possibility

There are countless ways to make your dream home come true with this two bedroom, one bathroom bungalow in Briar Hill. Located on a huge 22 by 105 corner lot across from Walter Saunders Memorial Park, this cute, well-maintained home is ripe with potential. It's close to schools, shopping and new transit expansion.

This cozy home has all the original features intact, including beautiful gumwood trim, mantel and stained glass. And an open plan living and dining area. So if you love the

character, you could move in, finish the basement for more space or income suite and enjoy!

You might decide to take a bigger step and go up. Adding a second floor to this home would offer a buyer the opportunity to create the home of their dreams on the existing structure.

Or if you are a builder looking for the perfect location to create a brand new home, this address, with private driveway and room for 2 car parking is an ideal location for your next project.

Briar Hill (often referred to as Briar Hill-Belgravia) is bordered by Eglinton West to the South, Marlee Avenue to the East, Caledonia Road to the West, and Briar Hill to the North.

A favoured spot for families and young professionals in Toronto, lucky residents in the Briar Hill neighbourhood are within walking distance to local cafes, butchers, specialty shops, pubs, and stores. Favourite local hot-spots include Starving Artist Cafe and the Fairbank Memorial Park. Briar Hill is also conveniently located close to Forest Hill Village and the Humewood/Cedarvale

area. As a result, families have access to a variety of schools and after-school activities.

Living in the Briar Hill area of Toronto comes with the added benefit of a tight-knit community. This combines beautifully with its scenic atmosphere of rolling hills, baseball diamonds, local parks, picnic spots, playgrounds, and basketball courts. This neighbourhood makes for an excellent place for any child to grow-up while offering a retreat for young professionals commuting in-and-out of the downtown core.

The Local Vibe.

Briar Hill - Belgravia

90 /100 walk score	SCHOOLS <ul style="list-style-type: none">• Fairbank PS• York Memorial• George Harvey CI	6 + 1 bus lines < 0.5 km rail lines < 1 km	2 grocery stores < 1 km	28 + 7 cafés + Tim Horton's < 2 km
7 /10 fido factor		3 car share < 2 km	11 parks < 2 km	47 restaurants < 1 km

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

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the
BRELteam

No BS. No Fridge Magnets.