

## The Local Vibe. Beechborough-Greenbrook

67 /100 transit score	SCHOOLS • Charles E Webster Public School • York Memorial Collegiate Institute • George Harvey Collegiate Institute.	6 public transit options < 1 km	1 grocery stores < 1 km	5 cafés + Starbucks < 1 km
9 /10 fido factor		1 car share locations < 1 km	3 parks < 2 km	28 restaurants < 1 km

### Floorplan

1593 sq. ft. total (including basement)



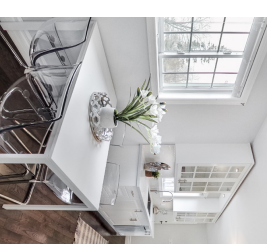
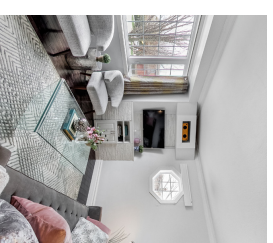
WE'RE ALWAYS ONLINE SO YOU'RE ALWAYS IN THE KNOW.

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the  
**BRELteam**  
No BS. No Fridge Magnets.

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## 157 Strathnairn Ave



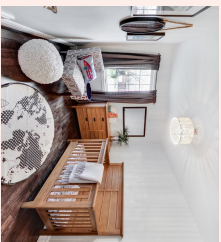
### QUICK FACTS

- Main floor is renovated and move in ready.
- Renovated basement with endless possibilities.
- Spacious corner lot.

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

1. The main level of the home is renovated and the home is move in ready.
2. The basement has options galore; add more bedrooms, convert to income suite, excellent recreational area, work from home.
3. The spacious corner lot is perfect for gardening, entertaining and more, with room to increase square footage by adding a second storey on the home.
4. Bright and cheerful, this home has great energy. Cozy in the winter and hardcore BBQ in the summer
5. The parking situation is crazy; massive detached garage so tons of storage or build a killer work-room or studio since there are still 2 additional parking spots on the driveway.



**PSSST, WANT MORE DETAILS + PHOTOS?**  
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## If the outdoors matters as much as the indoors to you, welcome home.

This sweet 2+1 bedroom home is renovated and ready for you to move right in. Inside, it's bright and well laid out, with a clean design aesthetic. There are upgraded appliances, stone countertops, floating vanities and more. Downstairs there are options galore. A side entrance offers income potential, there is room to create more bedrooms, or simply expand your living space with a killer rec room. There is also potential to create a second floor. But that's just half the story.

Located on a corner lot, this home has just as much going for it outside. First, a built-in BBQ will set you up to be the grill master all summer long. Then you

have the entire yard area surrounding the home. You can enjoy the yard as is, or convert to a gardeners dream. Even the garden shed is insulated! Plus, there is the massive detached 2-car garage where you can simply enjoy the extra storage, or convert into a killer workroom. There is room to park an additional two cars in the driveway, so you can decide how to use that space.

If you simply want to sit back and enjoy the quiet on warm evenings, the sunset is beautiful and you can even see the stars on a clear night.

Beechborough-Greenbrook is a small community in North York, bordered by Eglinton Ave. W., Caledonia Rd., Weston Rd. and Trehewey Dr. Here, you have easy access to TTC streetcars, the subway and major roadways like the 401. This address offers no shortage of style, with the design district just around the corner and Yorkdale a short distance away.

This community is home to the York Civic Centre at 2700 Eglinton Ave., which is right next to Coronation Park, a 8.5-hectare park which includes an amphitheatre and sports facilities. You'll

also find Bert Robinson Park, Fairbanks Memorial Park and Walter Saunderson Memorial Park. It's a diverse neighbourhood where everyone benefits from a variety of cultures with a wide range of restaurants and grocery stores. Beechborough-Greenbrook is an established area that embraces change, with residents and businesses alike looking forward to a revitalization, expected to be ushered in with the completion of the 19-kilometre Eglinton Crosstown light transit line.