

The Local Vibe.

Woodbine Lumsden

|   |  |   |   |  |
|---|--|---|---|--|
| <div>91</div> <div>/100</div> <div>walk score</div> | <div>SCHOOLS</div> <ul style="list-style-type: none"> <li>Gledhill Junior Public School</li> <li>D A Morrison Middle School</li> <li>East York Collegiate Institute</li> </ul> | <div>13</div> <div>public transit options &lt; 1 km</div> | <div>11</div> <div>grocery stores &lt; 2 km</div> | <div>15</div> <div>cafés + Starbucks &lt; 2 km</div> |
| <div>10</div> <div>/10</div> <div>fido factor</div> |  | <div>2</div> <div>car share locations &lt; 1 km</div>     | <div>7</div> <div>parks &lt; 2 km</div>           | <div>34</div> <div>restaurants &lt; 2 km</div>       |

Floorplan

1300 total sq ft



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

Halina Bucchino

Sales Representative

O. 416.274.2068 D. 416 822.5976

halina@getwhatyouwant.ca

the

**BREL**team

No BS. No Fridge Magnets.

# 1205 Woodbine Ave



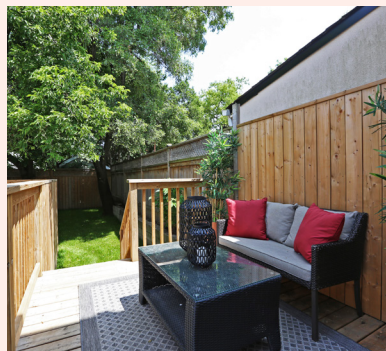
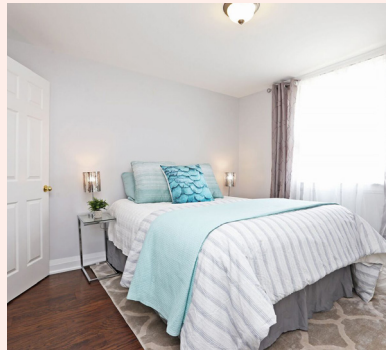
- QUICK FACTS
- Move-in ready! Everything has been re-done above grade.
  - Sunny, inviting, closed-in front porch/mudroom.
  - Great location.

GetWhatYouWant.ca



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

1. It's good to go. Everything has been redone above grade so this home is move-in ready.
2. Blank canvas back yard - fully fenced and perfect for a budding gardener.
3. Warm welcome with a charming, bright, closed-in front porch/mudroom.
4. All done, but not without opportunity - The unfinished basement with full bath means you can still make your mark - convert into a rec room, extra bedroom, live/workspace, Airbnb income, or simply keep for ample storage.
5. So much more for your money. This is the chance to grab an adorable, well designed, fully renovated, neutral palette of a home, walking distance to the subway and the Danforth.



## If you're ready for takeoff, this is your launch pad.

All set to dive into homeownership, without diving into a reno? Then 1205 Woodbine Ave is a must see. Everything above grade in this 3 bedroom, 2 bathroom semi-detached home has been redone. The main floor and upstairs were completely transformed in a major reno. You can see the attention to detail everywhere you look. Design-forward grey kitchen cabinets, stone counters, excellent appliances - everything you would add is already there. Even the little touches like soft close doors/drawers, and extra storage with double layer drawers.

This home has a remarkable amount of room, with every little corner used to its full potential. It starts with the sunny, inviting, closed-in front porch/mudroom and just keeps on going.

Outside, the private back yard offers a surprisingly quiet refuge from busy city life. And, aspiring gardeners will find this to be the perfect spot for a green thumb to thrive. Plus, it's fully fenced in, with a lovely mix of sun and shade, a deck for BBQing and one parking space.

Downstairs, the unfinished basement offers limitless potential. The full bath is already in place. But what comes next is up to you. Of course, if you really just want to move in and enjoy, you can take advantage of the exceptional storage and leave that project for sometime in the future. You can sit back, relax and dream about the income suite, man cave/she space or rec room you'll make one day.

Or not.

Woodbine Lumsden Corridor is a charming family neighbourhood, with wide tree-lined streets. Plus there's a little of everything nearby: The beach at Ashbridges Bay, shopping in the Beaches, festivals on the Danforth, Stan Laidlaw community centre and the colour of Little India. All doable on transit! The TTC and grocery store, fab restos and cool shops are all steps away.

Want more from your new neighbourhood? It delivers with the Woodbine subway stop on the Bloor-Danforth line only a 10-minute walk away, with a 5-minute ride to Greektown and all that the Danforth has to offer. Shops, restaurants, coffee houses and business abound on the bustling Danforth, it's all within easy walking distance of 1205 Woodbine.

**PSSST, WANT MORE DETAILS + PHOTOS?**  
GetWhatYouWant.ca