

The Local Vibe. Keelesdale-Eglinton West

84 /100 walk score	SCHOOLS • General Mercer Junior Public School. • Silverthorn Community School. • York Memorial Collegiate Institute.	9 public transit options < 1 km	8 grocery stores < 1 km	5 cafés + Starbucks < 1 km
		10 /10 fido factor	1 car share locations < 1 km	3 parks < 1 km

Floorplan 936 + 477 Total Sq. Ft.



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

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the
BRElteam

No BS. No Fridge Magnets.

449 Rogers Road.



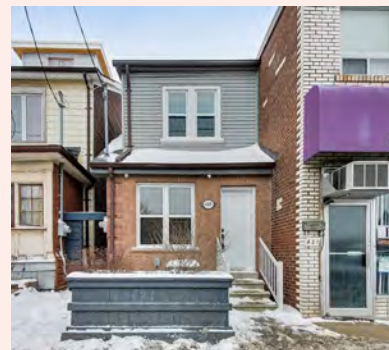
QUICK FACTS

- Open concept living and dining area.
- Tons of kitchen storage.
- Huge fenced-in backyard!

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5 Things we love, love, love about this house...

1. The huge fenced, private and quiet, south-facing sunny backyard.
2. The bonus space in the enclosed porch/mud room for coats/stroller/bikes.
3. The updates with new floors and pot lights in the high ceilings.
4. The shed - is the next best thing to a garage and makes such a difference in small spaces.
5. It's not a condo - there we said it. Sometimes you want a house on a condo budget. Here you get what you want.



Condo budget but house heart? Start the car. This semi is just what you're looking for.

It's ok to want a front door, a sunny mudroom, a second floor and a backyard, on a smaller budget. It's just hard to find. That's what makes this home at 449 Rogers Road so special. This bright, updated 2-bedroom cozy home, has a feel you just can't find in a condo. The entryway has lots of room for storing bikes or strollers and provides the perfect buffer from the street.

When you enter the open concept living and dining you feel like you are home at last. With wall shelves, and large windows, this space is very inviting!

The white kitchen has tons of storage, a crisp white tile backsplash, natural light and a walkout to the huge backyard. Downstairs you could carve out space for a desk or workbench, and still have ample room for storage.

The yard is really what sets this home apart from buying a condo. This private space is huge! It's south facing, which makes it perfect for green thumbs and sun-seekers. The yard is also ideal for pet owners who want a fenced space for Fido to run. There is also a large shed for storage.

The Keele-Edlington West neighbourhood, close to The Junction, Stockyards and Corso Italia is a walkable neighbourhood with great mom and pop coffee shops and grocery stores along Rogers Road. You'll find new cool places opening up or expanding, like North of Brooklyn pizza, which has a fabulous new patio. You're just 20 min walk to great breweries like Blood Brothers, with all the surrounding

shops, restaurants and bars at your feet as you wander further into the Junction. The area is rich with TTC options and green space. Nearby parks include Turnberry South Park, Bert Robinson Park and Sadra Park.

**PSSST, WANT MORE
DETAILS + PHOTOS?**
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