

The Local Vibe.

Corso Italia

<div>91</div> <div>/100</div> <div>walk score</div>	<div>SCHOOLS</div> <ul style="list-style-type: none"> <li>Regal Road Junior Public School.</li> <li>Humberside Winona Drive Senior Public School.</li> <li>Oakwood Collegiate Institute.</li> </ul>	<div>7</div> <div>public transit options &lt; 1 km</div>	<div>8</div> <div>grocery stores &lt; 1 km</div>	<div>18</div> <div>cafés + Starbucks &lt; 1 km</div>
<div>10</div> <div>/10</div> <div>fido factor</div>		<div>1</div> <div>car share locations &lt; 1 km</div>	<div>7</div> <div>parks &lt; 1 km</div>	<div>68</div> <div>restaurants &lt; 1 km</div>

Floorplan

1972 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.

# 234 Rosemount Ave.



## QUICK FACTS

- Open concept living/ dining room area.
- Chefs kitchen with high-end appliances.
- 3 good sized bedrooms.
- Backyard with lane access parking.

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

1. It's newly renovated. Everything is new with exceptional design choices.
2. The kitchen has awesome high-end appliances with plenty of space for more than one chef in the kitchen.
3. Lots of charm and character throughout including vaulted ceilings in the master, and 8ft solid wood doors - like the pocket door between dining and kitchen.
4. There is a basement apartment for additional income. (You can take it over one day if you need extra space.)
5. The spacious backyard is ready for you to make it your own. Want a garden? A private oasis with a hot tub? An outdoor dining and entertaining area? This is one part of the house where you can create the space you desire.



**PSSST, WANT MORE  
DETAILS + PHOTOS?**  
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## Forget DIY and choose Already Done in Corsa Italia.

This uber-stylish, newly renovated 3+1 bedroom semi already matches everything on your wishlist - no fixes required. The open concept living/dining room has lovely hardwood floors, memorable light fixtures and a stunning tiled entryway. The laundry and storage are tucked behind the doors under the stairs. The powder room is just through the pocket door. Move further into the kitchen to find high end appliances including a Jenn-Air range and wine fridge. Ample storage space, gorgeous stone counter and modern range hood will make your guest swoon. Then step through the

french doors to the outdoor space and lane-access parking pad. Enjoy summer bbqs and dining alfresco in your own backyard.

Upstairs there are three bright, good-sized bedrooms and the main bathroom with a walk-in shower. Downstairs, the basement is a self-contained apartment with separate entrance and separate laundry. Surprisingly bright, this apartment will help offset your mortgage while you live upstairs!

Get out and enjoy Corsa Italia. Saint Clair Avenue West has an incredible Walk Score of 97 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

The Corso Italia BIA has been active since 1984 and hosts several annual festivals, including the Corso Italia Toronto Fiesta in July. Plus you'll find some of the best pizza, gelato and baked treats in Toronto.

But it's not all about city life. There is plenty of greenspace too, including Earlscourt Park, Giovanni Caboto Park

and St. Clair Gardens Parkette, along with great schools for those with kids, or planning kids.

You'll find detached homes, bungalows, duplex buildings and traditional rentals. A mix of renos, rebuilds and homes that have had only one owner, there are lots of options for every buyer. Plus, Toronto Life magazine has noted property values are on the rise here, making Corsa Italia a great investment.