

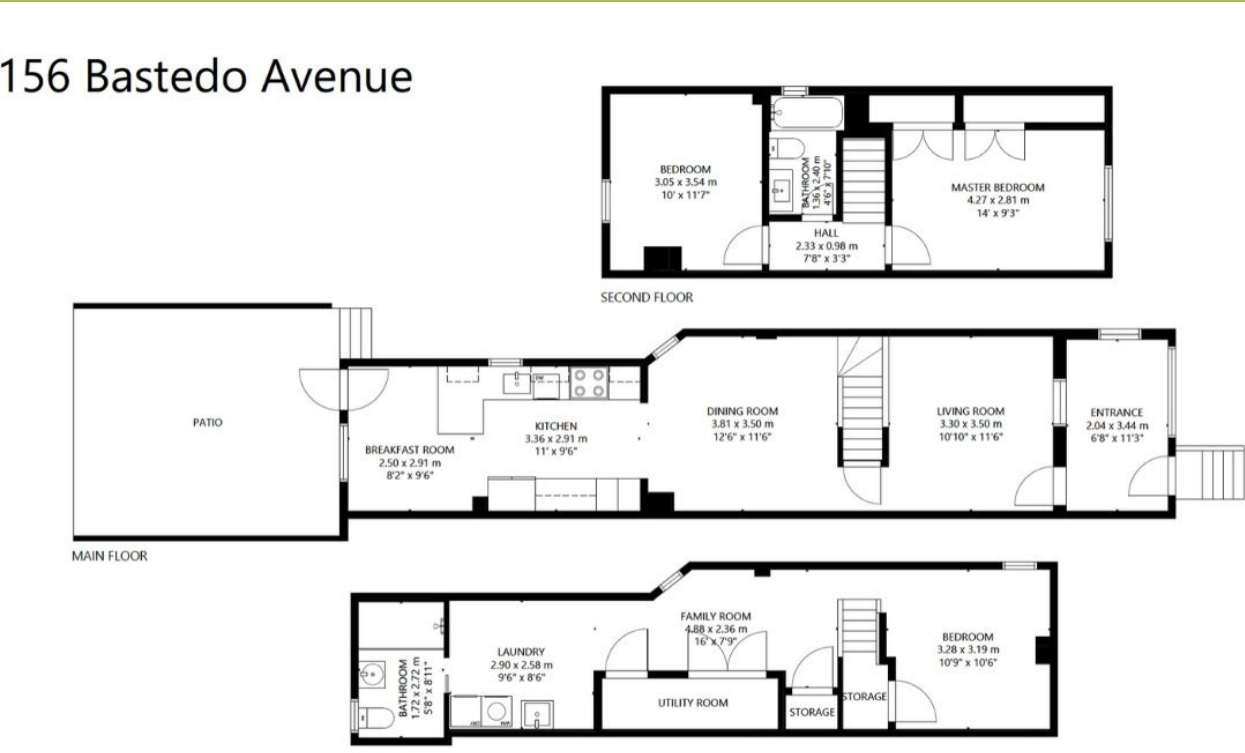
The Local Vibe.

Woodbine Corridor

86 /100 walk score	<b>SCHOOLS</b> <ul style="list-style-type: none"> <li>Earl Haig Public School</li> <li>Monarch Park Collegiate Institute</li> <li>Danforth Collegiate and Technical Institute</li> </ul>	8 public transit options < 1km	7 grocery stores < 1 km	7 cafés + Starbucks < 1 km
10 /10 fido factor		1 car share locations < 1 km	10 parks < 2 km	54 restaurants < 1 km

Floorplan

1390 total sq ft.



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the  
**BRElteam**  
No BS. No Fridge Magnets.

156 Bastedo Ave.



- QUICK FACTS
- Amazing central location!
  - Storage galore!
  - Finished basement.
  - Great curb appeal.

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# Details You'll Appreciate on the Daily Make This Semi Shine.

Stand back and admire this fully renovated semi, and you can't help but be impressed. This home has been designed for living well. Every detail, from the coat hook placement in the mudroom, to the configuration of the basement has been well thought out for optimal livability.

Step into the covered front porch and you feel at home before you even enter the living space. With room for coats and boots, this area lets you shed the outside world as you come in, or grab a coffee and watch the world go by.

Inside, the gleaming wood floors give the room a warm feel, and the sight line to the back draws you in. Move past the cozy living into the dining area. Here, the statement light fixture and large window create the perfect ambience for Saturday Date Night dinner or Sunday morning brunch.

The kitchen has storage for days, with chef inspired details like a Pot Filler wall mount, space for a coffee station and breakfast bar,

with seating for two. The wall mounted TV in the eat-in area makes this spot perfect for tending to little ones while in the kitchen, or for cueing up your favourite food show and cooking along.

Upstairs there are two bright bedrooms. In the master, you'll find a large double closet and sizable window. And the main bath is stunning, with memorable tile, a large rain style showerhead and good storage.

A basement is rarely deserving of high praise, but this is one hard-working area. Here, you'll find a third bedroom, designated workspace for those who need a separate area to work from home, a bright laundry area with full-size machines and room to fold, a fab new bathroom and great storage.

Outside, you'll find a gorgeous new deck and a fenced back yard, perfect for kids, pooches or for you to simply hang out and relax. There's also a shed to tuck away bikes, tools or toys.

Woodbine Corridor is a charming family neighbourhood, with wide tree-lined streets. There's so much to love about the area. It's one of those communities where you can always borrow a cup of sugar, or be part of a hand-me-down chain. Those starting a family will appreciate amazing, highly rated schools, access to daycares with infant rooms like Blossoming Minds, Earl Haig and Childspace, plus a great parenting community with meet up spots nearby, drop-ins at spots like August Kinn, Oaks and Acorns and the Coxwell Library. There's also Brew babies with parents and babies at local breweries.

Plus there's a little of everything nearby: Visit Our Spot, a local breakfast restaurant at the end of the street, Cumin with amazing Indian food, City Betty (worth the hype!), Borrell, Rudy's (burgers!), a short walk to the

Subway, Starbucks, gyms, bakeries, breweries (Leftfield!) and groceries including the super cool no-waste grocery store at Danforth and Coxwell called Bare Market.

You're also close to 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! Safe and secure, there is a new police station slated to open soon at Coxwell and Gerrard.

Want more from your new neighbourhood? Stroll to the subway and take a 5-min walk to Greektown and all that the Danforth has to offer. Shops, restaurants, coffee houses and businesses abound on the bustling Danforth.

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

1. Great curb appeal. You feel the charm before you even walk through the front door...even the street is adorable.
2. The mudroom/ covered porch is a very inviting entry. Plus, you have a place to unload all your outside stuff, keeping your living space clutter-free.
3. The functional kitchen storage galore and multi-functional eat-in area with TV!
4. The finished basement is compact but incredibly functional: bedroom, bathroom, designated work space, laundry area, new 3pc bath + storage space.
5. The bedrooms are very cozy and share a bright, updated bathroom.

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