

Welcome to 63 Monkton Avenue



Bright, Clean, Freshly Painted, 3 Bedroom Bungalow in Springbrook Gardens neighbourhood. Enjoy easy access to the subway and Bloor Street shops & Restaurants. Situated on a quiet dead end street with green space nearby.

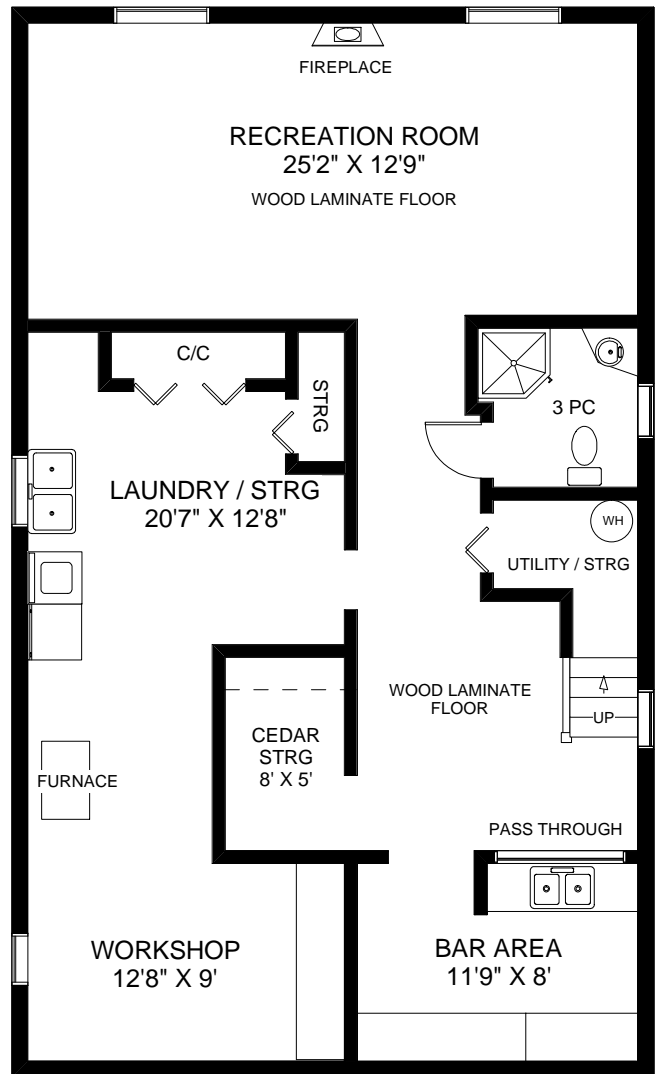
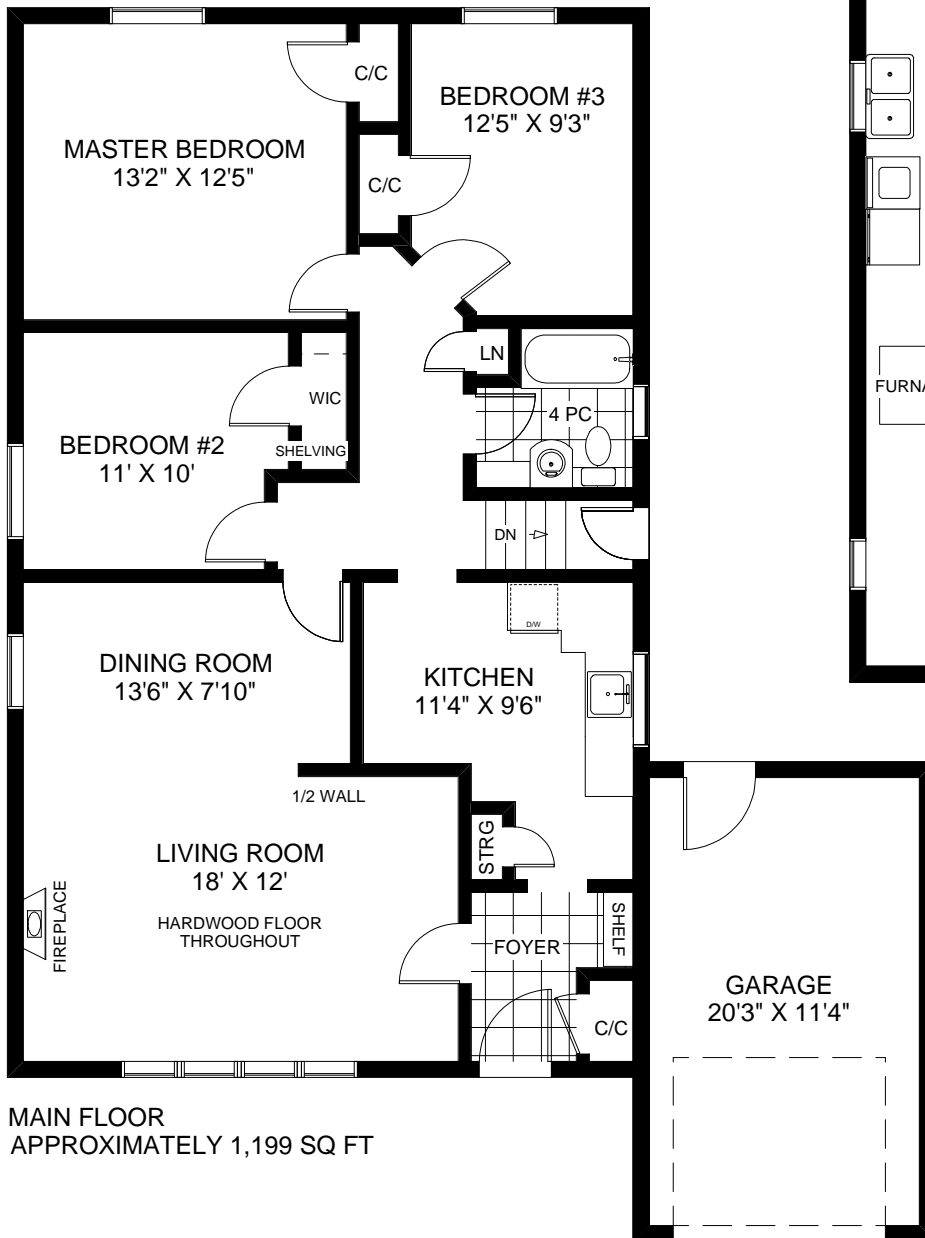
Hardwood Floors throughout the living, Dining and bedrooms. Family sized finished basement has a wet bar, huge amount of storage and recreation room with new flooring & fireplace.

 **Tasi, Norm* & Adrienne Farquhar**
Sales Representatives, *Broker
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63 MONKTON AVENUE

TASI, NORM & ADRIENNE FARQUHAR
Sales Representatives
RE/MAX Professionals Inc.
(416) 236-1241



LOWER FLOOR
 APPROXIMATELY 1,199 SQ FT

FLOOR PLANS BY KIM DORNEY
 647-989-6526

Note: Calculations & Measurements are approximate.
 Provided as a guideline only.

63 Monkton Avenue
Approximately 1200 Sq. Ft.- Great Neighbourhood

Main Level

- Welcoming foyer with newly tiled floor, closet and built-in shelf
- Dining room and Living room have hardwood floors and crown mouldings
- The Living room has a pretty picture window and fireplace
- Bright kitchen with a large window over the sink and a pantry/storage cupboard
- Three cozy bedrooms are situated at the back of the home; All have hardwood floors
- Classic Black & White 4 piece Bathroom
- The Master and third bedroom overlook the backyard

Basement

- New “wood” laminate flooring through the hall into the Recreation Room
- Fireplace
- Open wet bar with double sink and storage cupboards
- Large Cedar-lined storage area and utility cupboard
- The large laundry/utility/work room incorporates the Furnace (2006), a Workshop area and numerous storage cupboards
- Renovated three piece Bathroom with a shower

Extras

Dishwasher, Washer, Dryer, ELF's, Broadloom w/attached, CAC,
Garage Door Opener & remote. Roof 1998

Offered at: \$539,000. Taxes: \$3578.43 (2008) Lot Size: 50 X 110 Ft.



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently under contract with a broker. E&OE