

Welcome to
144 ½ Roslin Avenue



Re/Max Professionals Inc. Brokerage,
Independently Owned & Operated, 270 The Kingsway #200



 **Tasi, Norm* & Adrienne Farquhar**

Sales Representatives, *Broker

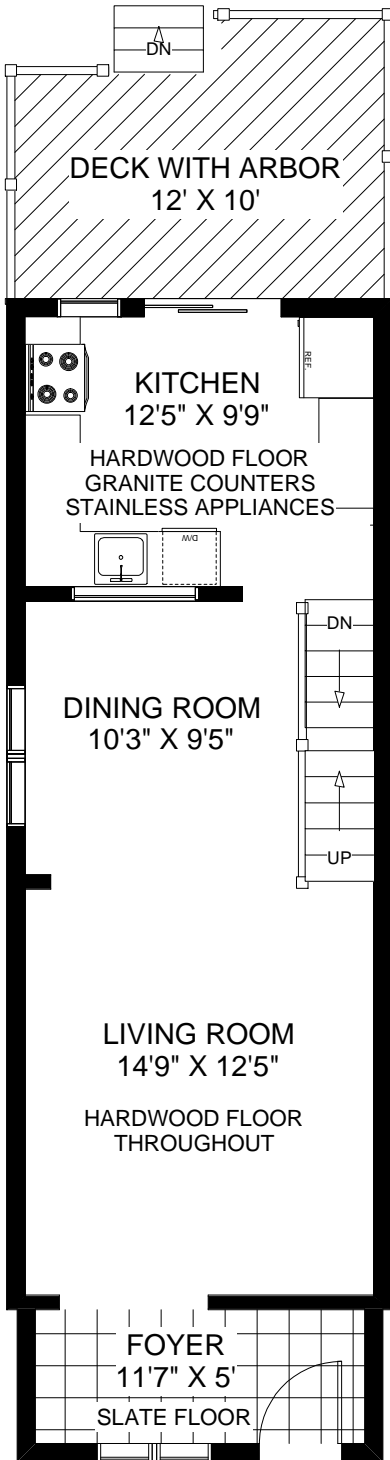
Direct: 416-231-8754 Pager: 416-236-1241

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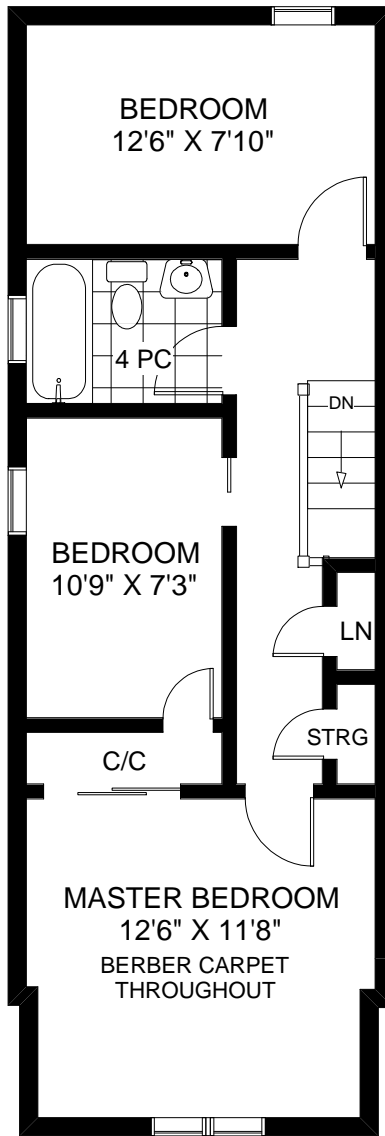


144 1/2 ROSLIN AVENUE

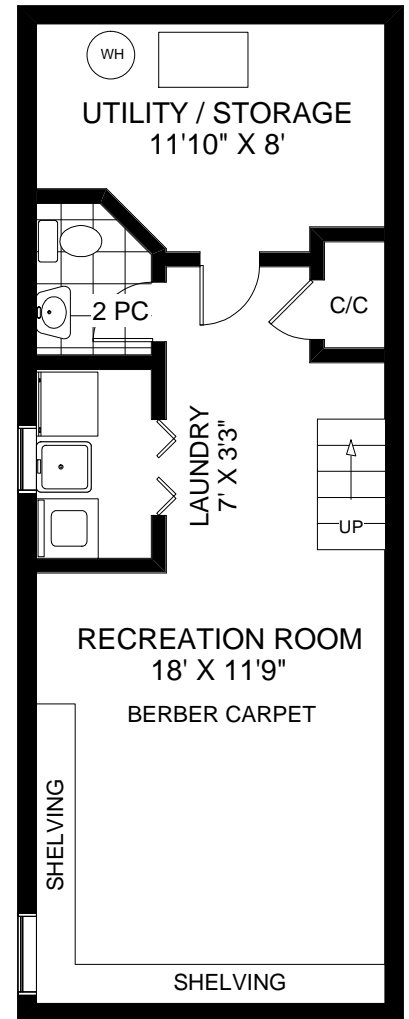
TASI, NORM & ADRIENNE FARQUHAR
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MAIN FLOOR
APPROXIMATELY 589 SQ FT



SECOND FLOOR
APPROXIMATELY 589 SQ FT



LOWER LEVEL
APPROXIMATELY 519 SQ FT

FLOOR PLANS BY KIM DORNEY
647-989-6526

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

Fabulous detached, 2-storey home with many upgrades and wonderful charm.

Move into this renovated, 3 Bedroom Wanless Park home surrounded by mature trees, situated on a private lot and located on a family friendly street.

Professionally landscaped property with private fenced backyard and lovely neighbours.

Short walk to Lawrence subway station, Yonge St. shops & Restaurants, Wanless Park and Bedford Park Schools.

Ground Floor

- Bright Foyer with large window and new Slate Floor
- Open concept Living/Dining Room combination with hardwood floors, crown mouldings and new California Shutters
- Pass through from the Kitchen to Dining room
- Newly renovated kitchen with granite counters, subway tile backsplash, under mount sink, hardwood floors, stainless steel appliances and walk-out to the deck and garden

Upper Level

- New sisal carpet throughout
- Linen and storage cupboard
- Cozy Master Bedroom with large window and double closet
- 2nd Bedroom overlooks the back garden

Basement

- Sisal carpet throughout
- Spacious Recreation/Play Room with built-in shelving
- Separate Laundry Room
- New High Efficiency Gas Forced Air Furnace (2009)
- CAC

Exterior

- 2 Storey Detached Brick Home
- Flag stone walkway
- Parking pad in front yard (additional parking is available without permit on the street)
- Lovely perennial gardens
- Private fenced backyard with deck & arbor
- Roof 2004

Offered at \$659,000

Taxes: \$4,059.64 ('08) Lot Size: 18 x 125 ft.
1178 sq. ft (plus a 519 sq. ft. finished basement)



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