

SAGE REAL ESTATE LTD., BROKERAGE

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Group.

TORONTO REAL ESTATE

22ValiforPl.com



# The Leslieville Home You Have Been Waiting For!

Welcome to 22 Valifor: nestled into this quiet and leafy dead-end street, is this 2 storey brick semi that will check all your boxes. Open concept spacious main floor, and a bright second floor with large bedrooms and cozy broadloom. End your day out on the large west facing deck with a BBQ just taking in the sun set. Two car laneway parking, and loads of storage in the basement. This is the one. Come and get it!

## NEIGHBOURHOOD

Steps to the best park in the hood: Monarch Park, swimming pool, wading pool, skating rink, playground, dog park. Mere steps to the TTC, shops, cafes, you name it! Family friendly neighbourhood!

## PARTICULARS

**Possession** Flexible

**Property Taxes** \$3,409 / 2020

**Mechanics** Gas / Forced Air, Central Air

**Lot Size** 50 x 80 Feet

**Parking** Laneway parking with space for 2 cars.



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# SAGE

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