

46 Bastedo Avenue

WHAT WE LOVE ABOUT OUR HOME

- Great neighbours! People are always out and about. Kids play on the streets
- Community-minded neighborhood: market and gatherings at East Lynn Park
- Walking distance to the ravine and shops on Danforth
- Close to the subway and beach
- Unobstructed view from back deck and 2nd floor balcony
- Add-on sunroom and dug-out basement (workshop)

EXCLUSIONS

- TVs and TV wall mounts
- Basement cabinet
- Sun room desk
- Dining room lamp
- Window blinds
- Built-in laundry drying rack
- Deep freezer
- Light fixtures in the living room and sun room
- Table top/work bench in workshop
- Cabinet shelving above desk in sun room
- Floating shelves in middle bedroom
- Brown closets in basement along wall

Scan code below to view full listing details, virtual tour, neighbourhood stats, and professional photography.



UPGRADES

- 2017: Brand new washer and dryer, replaced the roof and shared vertical eaves trough
- 2015: Repaired the chimney
- 2014: Completely renovated the upstairs front bedroom - installed soundproofing on shared wall, drywall and insulation, large sliding doors, new closet AC, and removed the last bit of knob and tube electrical
- 2013: Semi-finished basement with plywood ceiling, exposed and painted brick, and new carpet; put in vinyl floor in the laundry room; added back room
- 2011: Installed new furnace, BBQ platform and bar with barstool in back deck, custom wooden shed along the side of the house, short wood fence on the north side, and laid flagstone and sod over backyard
- 2010: New hot water tank
- Note: Home has central air ducting, just add a central AC unit!

INCLUSIONS

- Clothes washer
- Clothes Dryer
- Fridge
- Stove
- Dishwasher
- Window AC Unit

RENTAL ITEMS

- Hot water tank

 SCHOOLS 7 public & 7 Catholic schools serve this home. Of these, 8 have catchments. There are 2 private schools nearby.	 PARKS & REC 2 dog parks, 2 playgrounds and 4 other facilities are within a 20 min walk of this home.	 TRANSIT Street transit stop less than a 5 min walk away. Rail transit stop less than 1 km away.
--	---	--

powered by HoodQ

Nasma Ali, Sales Representative | RE/MAX Hallmark LTD. Brokerage
Not intended to solicit buyers or sellers currently under contract with another brokerage.