

## THROUGHOUT HOUSE:

- ••• Renovated in 2018
- Hardwood FlooringThroughout Main Floor
- Pot Lights Throughout Main Floor
- Open, Bright & SpaciousFloor Plan







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# SPECIAL FEATURES

## 1056 BRIAR HILL AVENUE

#### FOYER

- Single Door Entry
- 2 Built In Coat Closets

## LIVING AREA

- Open Concept
- Vaulted Ceilings
- Connects to Kitchen & Dining Area

#### DINING AREA

- Open Concept
- Vaulted Ceilings
- Connects to Living Area and Kitchen

## KITCHEN

- Quartz Countertops
- Large Central Table Island with Breakfast Bar
- Stainless Steel Appliances (Fridge New from 2022)
- Full-Size Gas Range Stove
- Ample Storage
- Connects to Living and Dining Area

### PRIMARY BEDROOM

- Single Door Entry
- Built-in Closets
- Window Overlooking Backyard

## BATHROOM (4 PC)

- Rainshower and Bathtub
- Ample Storage Space
- Double Vanity



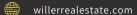
## THROUGHOUT HOUSE:

- ••• Renovated in 2018
- Hardwood FlooringThroughout Main Floor
- ••• Pot Lights Throughout Main Floor & Basement
- Open, Bright & SpaciousFloor Plan









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# SPECIAL FEATURES

## 1056 BRIAR HILL AVENUE

### BASEMENT

- High Ceilings
- Large Living Room Area
- Den Area between Living Room and Bedrooms
- Laundry Room with Washer/Dryer, connected to Cold Cellar
- 2 Large Bedrooms

### BACK YARD AREA

- Stone Tile Deck for BBQ and Entertaining
- Large Storage/Garden Shed

#### OTHER

- Full Roof Replacement in March 2022 (New plywood, truss and shingles, New ridge vent system)
- Attached Garage with Access to Basement
- 1 Car Parking in Driveway
- Walking distance to Subway and LRT