



## THROUGHOUT HOUSE:

- Newly installed roof in 2019
- HVAC system installed in 2018, ensuring year-round comfort.
- Cozy gas fireplace, a comforting addition in 2021.
- Humidifier added in 2018, optimizing indoor air quality.
- Energy-efficient windows installed in 2021, contributing to reduced energy costs.
- Dependable hot water tank installed 2018
- Epitome of Convenience
  - Walker Score: 79
  - Transit Score: 87
  - Bike Score: 80



📍 Royal LePage Signature Realty  
8 Sampson Mews, #201  
Toronto, ON, M3C 0H5

✉️ russellwiller@royallepage.ca

🌐 willerrealestate.com

📷 @willerrealestate

# SPECIAL FEATURES

## 84 LAPPIN AVENUE

### FOYER

- Welcoming single door entry
- Mud-room style cubbies/shelves and hooks seamlessly built-in, offering perfect organization for your everyday essentials.

### LIVING/DINING AREA

- Custom-built shelving, ideal for showcasing your favourite books, artwork, or cherished keepsakes.
- Upgraded gas fireplace (2021)
- Authentic hardwood floors
- South-facing window, bathing the room in abundant natural light.
- Seamless connection to the dining area, featuring its own window for additional brightness, facilitating effortless entertainment and family gatherings.

### MAIN FLOOR POWDER ROOM

- Convenient 2 piece powder room, a tasteful addition from 2018.

### KITCHEN

- Generous storage space ensuring easy access to all your culinary essentials.
- High-quality stainless steel appliances for top-tier cooking experiences (Upgraded in 2021)
- Durable tile floors
- Multiple windows enhancing the kitchen with abundant natural light.
- Convenient washer and dryer for all your laundry needs.
- An attractive exposed brick wall.
- Versatile desk area, perfect for your home office, a coffee bar, or any other use that suits your lifestyle.
- Sliding door leading to the backyard

### PRIMARY BEDROOM

- Inviting single door entry leading into your personal sanctuary.
- Spacious built-in closets, mirrored to amplify space and light.
- South-facing window, inviting an abundance of natural light and warmth.



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### SECOND & THIRD BEDROOMS

- Each offering a single door closet for efficient storage and organization.
- Bright windows in both rooms, allowing natural light to stream in and illuminate the space, creating inviting areas for relaxation or work.

### SECOND FLOOR BATHROOM

- Experience the height of style in this stunning 4 piece bathroom, thoughtfully renovated in 2018 to offer a blend of beauty, function, and luxury.

### BASEMENT

- Separate entrance leading to a fully self-contained 1 bedroom apartment, currently tenanted for \$1350/month, providing a consistent stream of passive income.
- The apartment comes with a washer/dryer installed in 2018 for the tenant's convenience.
- The dependable AAA tenant is willing to continue their stay, making this an ideal investment opportunity for potential homeowners.

### SELLER'S NOTABLE HIGHLIGHTS

- The backyard is a professionally landscaped oasis. Along with the lush greenery, it boasts a custom-built treehouse and multiple storage spaces, including a porch and backyard shop.
- The backyard gate provides direct access to Wallace Emerson Park. Just steps away, you'll find a community centre and playground – perfect for outdoor leisure.
- Proximity to trendy Geary Ave is a huge plus. Enjoy local hotspots like Parallel, North of Brooklyn Pizzeria, and Blood Brother brewing just around the corner.