



SPECIFICATIONS:

- 25 X 118 Foot Lot
- 3+1 Bedrooms
- 4 Bathrooms
- 2 Car detached garage
- 2 Car mutual driveway
- Fully finished basement with kitchen and separate entrance

OTHER FEATURES:

- New interlocking in backyard (2023)
- New hardwood floor (2020)
- New Bosch dishwasher (2024)
- Ecobee Thermostat
- 2 new gas lines for BBQ and pizza oven (2024)



📍 Royal LePage Signature Realty
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SPECIAL FEATURES

1072 BRIAR HILL AVE

FOYER/LIVING ROOM

- Single Door Entry: Welcome guests with an inviting single door entry and a convenient coat closet
- Open concept living room with large window overlooking the front patio
- Hardwood floors and pot lights throughout

DINING ROOM

- Combined with living room
- Hardwood floors and pot lights

KITCHEN

- Ample Storage: Numerous cabinets provide generous storage, keeping your kitchen organized
- Breakfast Bar with space for 3 bar stools
- Stainless Steel Appliances
- Pull-out drawer for garbage and recycling bins

MUDROOM

- Enter from the backyard through the sliding doors to a separate space for coats, shoes and more
- 2 piece powder room
- Connects to the main-floor laundry room

PRIMARY BEDROOM

- 5-Piece ensuite bathroom: Including a double sink vanity, a separate bathtub and separate shower.
- His/Her double closets with built in shelves/drawers.
- Small nook for bookshelf or desk
- Hardwood floors and pot lights
- 2 large windows



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SECOND BEDROOM

- Double door closet with built shelves/drawers
- Window
- Hardwood floors and pot lights

THIRD BEDROOM

- Single door closet
- Window
- Hardwood floors and pot lights

SECOND FLOOR BATHROOM

- 4 piece with shower/tub combo

BASEMENT

- Fully Finished: Offering a polished and versatile living space, perfect for a variety of activities and needs.
- Bedroom/Office: Features 2 above-ground windows and a single door closet
- Recreation Space: Cozy area for a playroom or TV room
- Separate self-contained in-law/nanny suite: Complete with full kitchen, stacked laundry, 3-piece bathroom and living space with separate entrance
- Additional storage space: cold cellar, closet under the stairs and furnace room

EXTERIOR

- The versatile backyard with brand new interlocking (2023) has space for a patio dining set and couch, BBQ, and can be used for playing sports, as well as enough room for parking 2 cars
- 2 Car Detached Garage: Large garage with built in shelving and a workspace offers ample storage and space for 2 cars.
- New cement tiles installed on the side of the garage allows for neat placement of the garbage / recycling / green bin