38 HAZELWOOD AVENUE

WANT A GREAT HOUSE THAT COULD BE YOURS FOR GOOD? WELCOME TO 38 HAZELWOOD!

Welcome to this incredible beauty of a home located in prime Riverdale. Perched on quaint & quiet Hazelwood Avenue, bustling Danforth Avenue & all its shops, restaurants, and TTC subway is just a short jaunt away. Step inside & be wowed at the spaciousness and openness of this lovely home. The main level has been opened up to create open concept living that still has some separation between the front & rear of the home. The living & dining rooms offer plenty of space to relax and entertain. The beautifully green kitchen steps down to an extension currently used as an eat-in kitchen that walks out to a low-maintenance backyard perfect for gardening or lounging those lazy summer days away. Upstairs find three family-sized bedrooms including a large primary room with built-in closets, plus a renovated primary bathroom. Downstairs find a finished basement with a cool retro blue washroom, laundry, a family room & plenty of storage. One dedicated parking! Not that you'll need the car with the subway just a short walk away along Line 2. This beautiful home and neighbourhood could be yours by summertime!

BEDROOMS
3

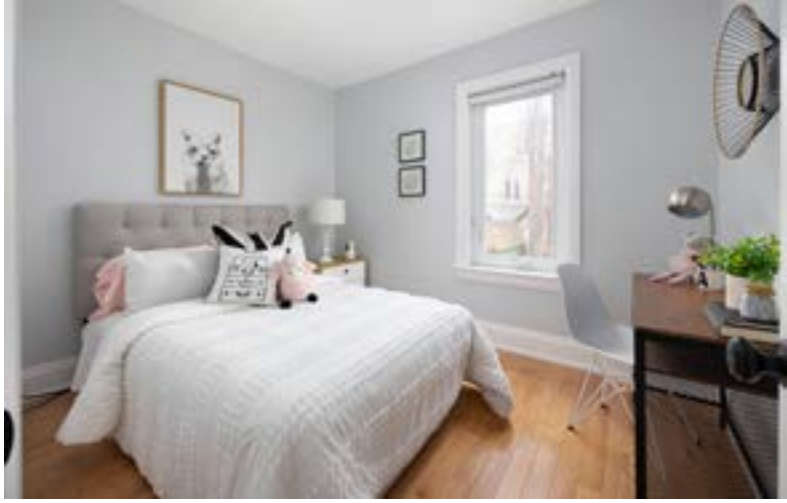
BATHROOMS
1x3 and 1x4

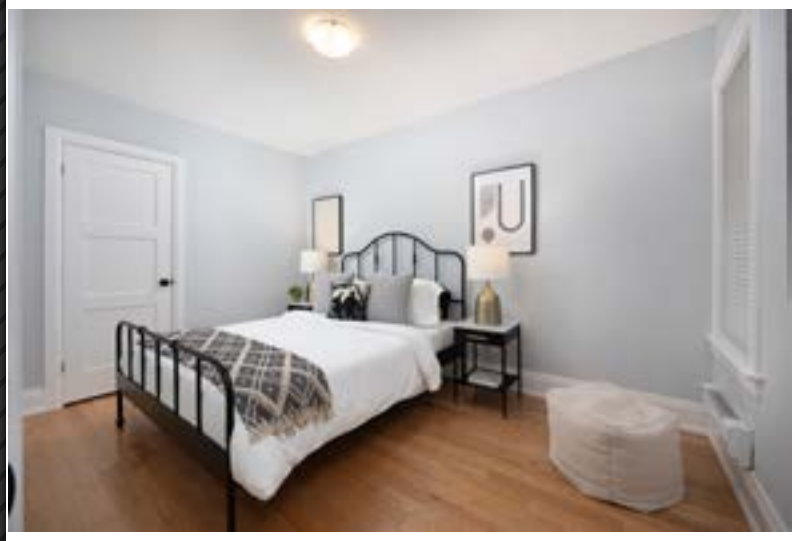
TAXES
$5,350.18 (2023)

AREA
Riverdale

PARKING
1 Surface Parking Space

INCLUSIONS
B/I oven, gas cooktop, B/I dishwasher, fridge, rangehood, all electric light fixtures, all window coverings, ductless AC system, GB&E, B/I bookshelves in basement & B/I closets in Primary bedroom.





THE NEIGHBOURHOOD

Riverdale is a large and diverse community known for its colourful shopping districts and quaint Victorian houses. Escape from the hustle and bustle in one of the many parkland spaces such as Riverdale Park, one of the largest green spaces in the city known for it's tobogganing hills and ice skating rinks. Or visit the farmers market at Withrow Park, the neighbourhood hub and meeting place.

Fancy something to eat or drink? Danforth is well known for its colourful array of fruit markets, bakeries, coffee shops, clothing and accessory stores, and Toronto's best selection of Greek restaurants! Enjoy the annual Taste of the Danforth festival, run by a committee of volunteers from the local community and draws upwards of 1.65 million attendees annually.

COULD BE YOURS BY SUMMERTIME!

VISIT 38HAZELWOOD.COM

THE W GROUP
REAL ESTATE

Christopher Wannamaker

Sales Representative
Royal LePage Connect Realty

direct 647 285 6964
office 416 588 8248
christopher@wgrouprealestate.ca
wgrouprealestate.ca

Edward Wang

Broker
Royal LePage Connect Realty

direct 416 807 1977
office 416 588 8248
edward@wgrouprealestate.ca
wgrouprealestate.ca

Lucy Roberts

Sales Representative
Royal LePage Connect Realty

direct 416 838.6219
office 416 588 8248
lucy@wgrouprealestate.ca
wgrouprealestate.ca

ROYAL LEPAGE
CONNECT REALTY, BROKERAGE

ALL INFORMATION AND STATEMENTS CONTAINED HEREIN REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE AND ASSUMED CORRECT, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE OR WITHDRAWAL WITHOUT NOTICE.