**Prepared by: EDWARD WANG, Broker and CHRISTOPHER MICHAEL WANNAMAKER, Salesperson**
**ROYAL LEPAGE CONNECT REALTY, BROKERAGE**
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

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**38 Hazelwood Ave** **List: $1,190,000 For: Sale**
**Toronto Ontario M4J 1K5**
Toronto E01 Blake-Jones Toronto
**SPIS:** N **Taxes:** $5,350.18 / 2023 **DOM: 0**

Semi-Detached
2-Storey

**Front On:** N
**Acre:**

**Rms:** 8 + 1
**Bedrooms:** 3
**Washrooms:** 2
1x3x2nd, 1x4xBsmt

**Lot:** 16.42 x 115 Feet **Irreg:**
**Dir/Cross St:** Pape & Danforth

**MLS#:** E8044122 **Contract Date:** 2/05/2024 **PIN#:** 210480116
**Possession Remarks:** 60/TBA

| | | | | | |
|---|---|---|---|---|---|
| **Kitchens:** | 1 | **Exterior:** | Brick | **Zoning:** | |
| **Fam Rm:** | Y | **Drive:** | Lane | **Cable TV:** | |
| **Basement:** | Finished | **Gar/Gar Spcs:** | None / 0.0 | **Hydro:** | |
| **Fireplace/Stv:** | N | **Drive Park Spcs:** | 1 | **Gas:** | |
| **Heat:** | Forced Air / Gas | **Tot Prk Spcs:** | 1.0 | **Phone:** | |
| **A/C:** | Wall Unit | **UFFI:** | | **Water:** | Municipal |
| **Central Vac:** | | **Pool:** | None | **Water Supply:** | |
| **Apx Age:** | | **Energy Cert:** | | **Sewer:** | Sewers |
| **Apx Sqft:** | | **Cert Level:** | | **Spec Desig:** | Unknown |
| **Assessment:** | | **GreenPIS:** | | **Farm/Agr:** | |
| **POTL:** | N | **Prop Feat:** | Fenced Yard, Library, | **Waterfront:** | |
| **POTL Mo Fee:** | | Park, Public Transit, Rec Centre, School | | **Retirement:** | N |
| **Elevator/Lift:** | | | | **Oth Struct:** | |
| **Laundry Lev:** | Lower | | | | |
| **Phys Hdcap-Eqp:** | N | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|---|---|---|---|---|---|---|
| 1 | Sunroom | Main | 13.97 | x 6.40 | Large Window | Tile Floor | Walk-Out |
| 2 | Living | Main | 9.74 | x 13.81 | Hardwood Floor | French Doors | W/O To Porch |
| 3 | Dining | Main | 11.25 | x 13.05 | Hardwood Floor | Open Concept | O/Looks Living |
| 4 | Kitchen | Main | 10.33 | x 14.50 | B/I Appliances | Tile Floor | Breakfast Area |
| 5 | Breakfast | Main | 12.89 | x 7.08 | Large Window | Tile Floor | W/O To Deck |
| 6 | Prim Bdrm | 2nd | 14.66 | x 13.91 | Hardwood Floor | Large Window | B/I Closet |
| 7 | 2nd Br | 2nd | 9.32 | x 13.81 | Hardwood Floor | Window | Closet |
| 8 | 3rd Br | 2nd | 10.56 | x 8.56 | Hardwood Floor | Window | Separate Rm |
| 9 | Family | Bsmt | 13.81 | x 15.58 | Window | B/I Shelves | Broadloom |

**Client Remks:** 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 &
**Extras:** 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!

**Listing Contracted With:** ROYAL LEPAGE CONNECT REALTY **Ph:** 416-588-8248

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