

## **302 Bain Avenue – Toronto, ON M4J 1B8**

### **Highlights, Overhauls and Upgrades Worth Mentioning:**

- ✓ Lifestyle, Location, Lively and Perfectly Positioned to Enjoy Absolutely Everything that Comes with the Proximity of this Listing and Being So Close to "The Danforth"
- ✓ Cute, Cozy and Charming Headline this Charismatic End Unit Home that Offers an Abundance of Flexibility and Opportunity
- ✓ Over 1240 Square Feet of Above Ground Space Plus a Finished Bottom Floor Offering its own Additional Approx. 400 Square Feet
- ✓ Lower Level Could Easily be a 3rd Bedroom Option with the Updated 3-Piece and Stand-Up Shower
- ✓ 2 Bedrooms, 3 bathrooms, A Stunning Main Floor that Walks Out to Your Private Fenced Backyard Oasis and Quite Possibly the Headlining Feature of the Listing - The Elevated Walk Out Deck Space from the Second-Floor Bedroom!
- ✓ Feel Like you are Home from the Moment you Walk Through the Front Door and Set Eyes on the Impressive Updated Kitchen with Stone Counters, Well Laid Out Main Floor that Features Beautiful Formal Dining and Living Spaces and Perfectly Placed 2-Piece Powder Room
- ✓ The 2nd Level Presents 2 Big Bright Bedrooms, a 4-Piece Bathroom and a Private Deck Space Walk Out that Will Have You Never Wanting to Leave
- ✓ The X-Factor of the Home Could Quite Possibly be the Bottom Floor that Offers a Third Bedroom Option or Family Space Completed with Laundry and Its Very Own 3-Piece Bathroom
- ✓ The Outdoor Living Space and Utopic Back Yard Setting Provides the Perfect Backdrop to Entertain Friends and Family or Bask in the Pure Serene and Tranquil Setting
- ✓ Furnace is Brand New 2022
- ✓ Incredibly Deep Lot Measuring Approx 18.42' x 102' As Per Geowarehouse\*
- ✓ Phenomenal Opportunity for First-Time Home Buyers, Young Professionals, Young Families, Investors Looking to Start or Add to their Portfolio, and Everything in Between
- ✓ Walking Distance to the Very Vibrant and Famous Danforth Avenue, Pape Station, Parks, Schools, Shops, Cafes, and so Much More!!!!