

Cricket Club Gem

154 Brooke Avenue



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Canada



Step into this enchanting two-storey family residence, exuding timeless charm and nestled in the sought-after Cricket Club neighborhood. Situated on a spacious 30' x 130' lot, this meticulously maintained home boasts front and rear additions, complemented by numerous upgrades, including a built-in garage for added convenience.

Upon entry, you are greeted by a spacious foyer that leads to elegant principal rooms, perfect for hosting gatherings with family and friends. The living room, bathed in natural light and anchored by a cozy wood-burning fireplace, offers a welcoming ambiance.

The updated, sunlit eat-in kitchen seamlessly connects with a breakfast nook that can double as a family room, offering a beautiful view of the professionally landscaped private backyard. Step out to the spacious deck and enjoy al fresco dining amidst the tranquil surroundings.



Upstairs, three generous bedrooms await, each with ample closet space including a primary suite featuring a luxurious five-piece ensuite. Retreat to the finished basement for additional living space with a rec room boasting a gas fireplace, an extra bedroom or office space, a laundry room, and ample storage options.

Located within a vibrant family-friendly community, this property offers the best of city living with seamless access to bustling shops, renowned eateries along Yonge St. and Avenue Rd, the esteemed Cricket Club, scenic parks, convenient transit options, prestigious private schools, and top-tier public schools. Whether you're seeking your dream family home or envisioning a renovation tailored to your unique style, this is an opportunity awaiting your personal touch!



Your dream home awaits –
just move in and enjoy!



PROPERTY DETAILS

- PRICE

\$2,298,000
- TAXES

\$8,614.34 (2024)
- LOT SIZE

30' x 130'
- SQUARE FOOTAGE

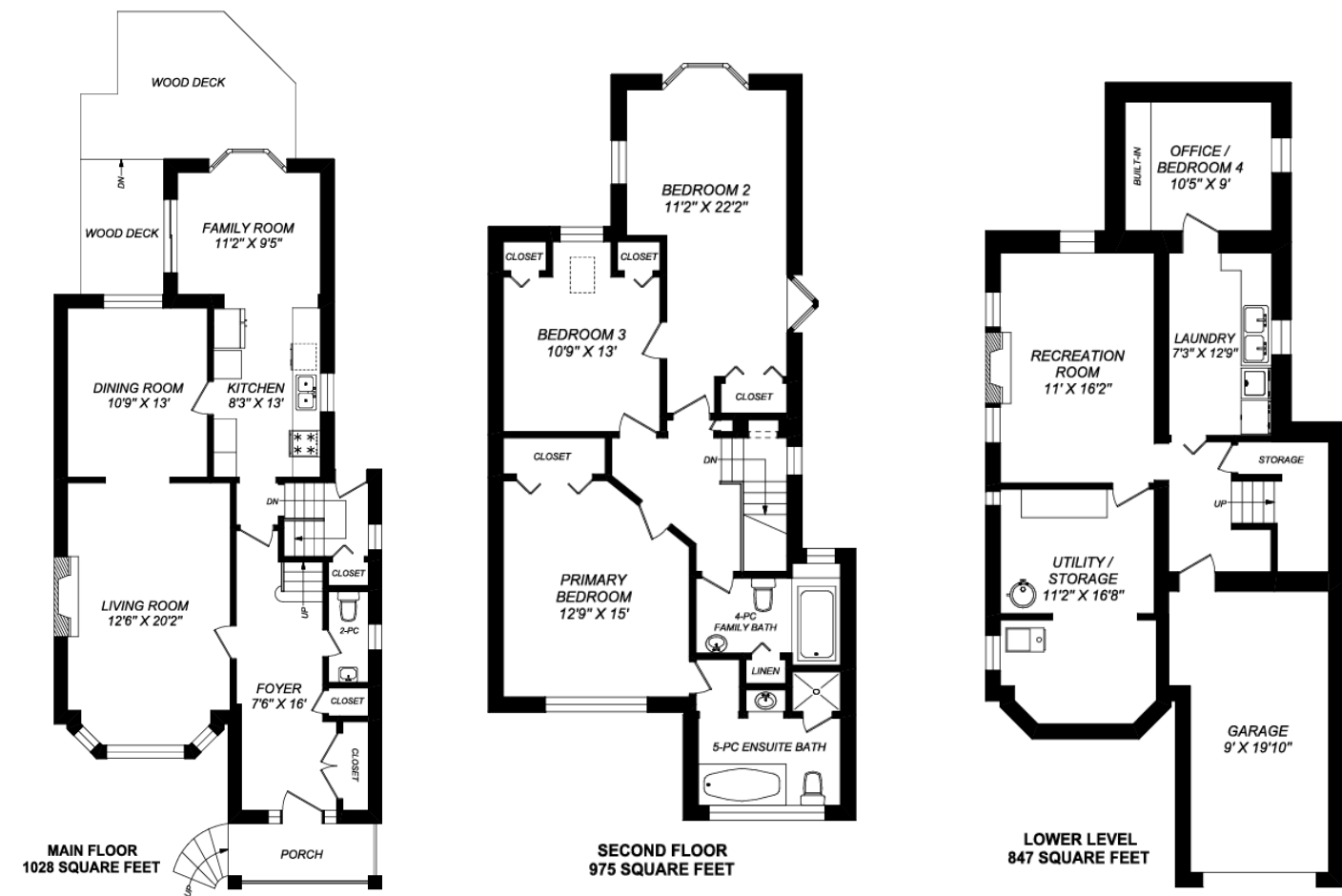
2,850 sq.ft.(including lower level)
- PARKING

Built-in garage for one car, plus one-car parking on driveway

- INCLUSIONS

 - Refrigerator
 - Stove
 - Microwave
 - Built-in Dishwasher
 - Washer
 - Dryer
 - All Window Coverings
 - All Electric Light Fixtures
 - Inground Sprinkler System
- RENTAL ITEMS

Hot Water Tank





PROPERTY IMPROVEMENTS

- Rear addition (1985) which included kitchen extension with basement
- Front addition (1990/1991) which included garage, front foyer, two-piece bathroom, second-floor bathrooms, third-floor bedroom extension
- High-efficiency gas furnace (approximately 6 years old)
- Updated 100 amp electrical service
- Updated plumbing with 1" copper supply line along with new sanitary and storm sewer connections
- Cedar deck (approximately 500 sq. ft.)
- Professionally landscaped gardens by Landscape Architect
- In-ground sprinkler system
- BBQ gas line on the rear deck



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