



348 WESTMORELAND AVE N

348WestmorelandAveN.com



Why Buy A Condo When You Can Own This Sweet Semi?

2 BEDROOMS
1 BATHROOM



TOP 5 REASONS TO LOVE THIS HOME!

- 1. Location - The Coolest Kid on the Block:** In the heart of Dovercourt Village, this semi-detached beauty offers a tranquil escape from the towering cityscape. Just steps to all the Geary Ave hot spots, eatery's, cafes, breweries and art galleries. With your own patch of greenery, bid adieu to condo fees and revel in the luxury of private outdoor space. Picture leisurely mornings on the welcoming front porch, basking in the morning sun with a cup of joe, setting the perfect tone for the day ahead.
- 2. Backyard Bliss & Heated Garage:** Say hello to summer loving with BBQs and al fresco dinners in your own backyard oasis. The paved space provides ample room for various activities and gatherings, while the newer, insulated & heated garage offers endless possibilities for transformation into a creative sanctuary or side hustle headquarters.
- 3. Mid-Century Modern Charm:** Step inside to discover a space that effortlessly marries sophistication with laid-back coolness. The cozy living room invites you to unwind with Netflix binges or lively gatherings with friends. With a traditional layout that balances personal space and socializing, the separate dining room exudes eclectic café vibes, setting the scene for cherished moments shared over delicious meals.
- 4. Thoughtful Layout for Everyday Living:** Head upstairs to discover a split floor plan that optimizes space and convenience. Two generously sized bedrooms offer privacy and tranquillity, while the centrally located bathroom ensures accessibility for all residents. With endless potential in the basement for expansion and customization, this home grows alongside your dreams, making it the ultimate urban paradise.
- 5. Inviting Kitchen:** Bathed in natural light and afternoon sunshine, the galley kitchen is a culinary haven waiting to happen. Open to the dining room, it's designed for seamless entertaining and effortless daily living. While a little updating might be in order, fear not! The layout is ripe for a "lift and replace" project, offering the perfect canvas for your personal touch.

Why settle for a cookie-cutter condo when you can embrace the charm and vibrancy of Dovercourt Village?

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THE DETAILS

Possession Date: 90-120 Days

Neighbourhood: Dovercourt- Wallace Emerson- Junction

Year Built: 1907

Size: 843 square feet + 448 square foot basement & 280 square foot garage

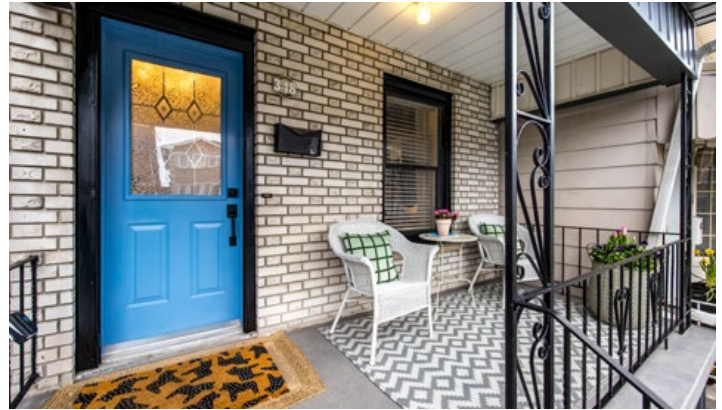
Lot Size: 14 x 124 feet

Type: Semi-Detached

Style: 2-Storey

Basement: Unfinished with separate entrance

Parking: Updated garage with 1 parking space



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