

**\$1,339,900 - 120 Warden Avenue, Toronto
(birchcliffe-Cliffside)**

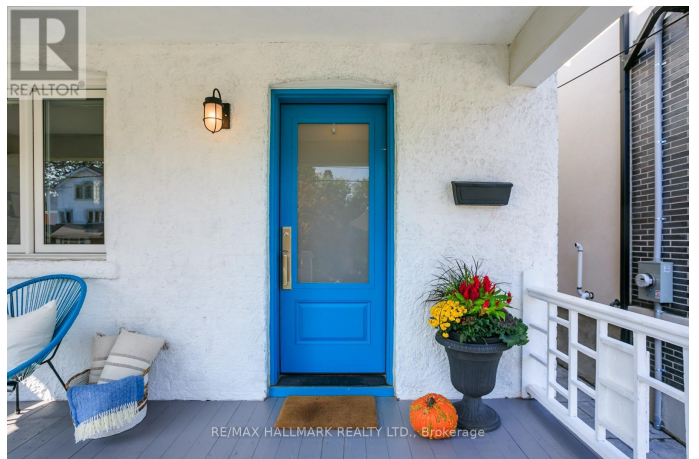
MLS® #E12461141

\$1,339,900

3 Bedroom, 2.00 Bathroom, Single Family on 0.00 Acres

Birchcliffe-Cliffside, Toronto
(birchcliffe-Cliffside), Ontario

Get the best of the Beach and Bluffs combined! Welcome to 120 Warden Avenue; a charming 3-bedroom detached 2-storey, perfectly situated on the premium stretch of Warden Avenue, south of Kingston Road. Bright, happy, and full of character, this home blends airy Beach vibes with the quiet serenity of family-friendly Birch Cliff. Starting from the inviting covered porch, right through the entire home, the 1st floor layout is both practical and stylish. Inside, you'll find 1-1/4 inch original hardwood floors, a warm wood fireplace, stained glass windows, and other timeless details that give the home its unique personality. Three good-size bedrooms with large updated washroom on the 2nd floor make morning family rushes a breeze. The separate entrance basement is already set up for cozy family enjoyment; ideal for movie nights, playtime, or a home office yet still offers plenty of potential to expand and create a dream space tailored to your needs. Out back, enjoy a low-maintenance lawn and gorgeous perennials that make for easy entertaining and relaxation, plus a detached garage for parking or storage. Surrounded by well-regarded elementary and high schools, rec centres and shopping, this home offers unparalleled family-friendly convenience. Proximity to the world-renowned Scarborough Bluffs park, marina and beach, along with countless nature



trails and wildlife sightings make this property to an outdoor-lovers dream. Come see for yourself what makes this home and location oh so special. (id:6289)

Essential Information

Listing #	E12461141
Price	\$1,339,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	120 Warden Avenue
Subdivision	Birchcliffe-Cliffside
City	Toronto (birchcliffe-Cliffside)
Province	Ontario
Postal Code	M1N2Z4

Amenities

Amenities	Golf Nearby, Schools, Park, Fireplace(s)
Features	Ravine
Parking Spaces	1
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Blinds, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Lot Description	25 x 92.4 FT
Foundation	Block

Listing Details

Listing Office RE/MAX HALLMARK REALTY LTD.



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