

\$849,000 - 338 Boon Avenue, Toronto **(caledonia-Fairbank)**

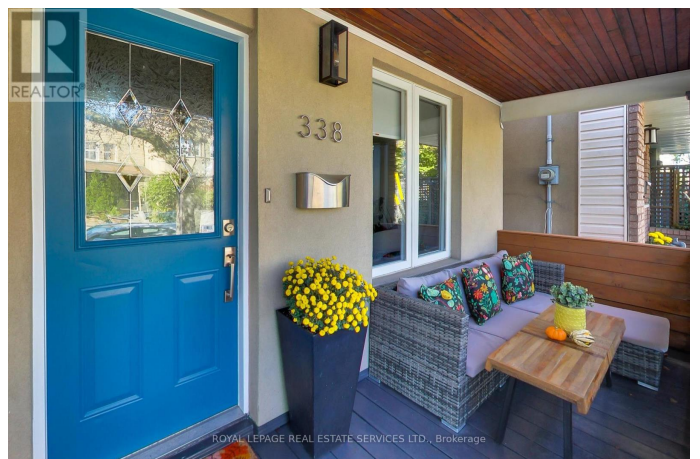
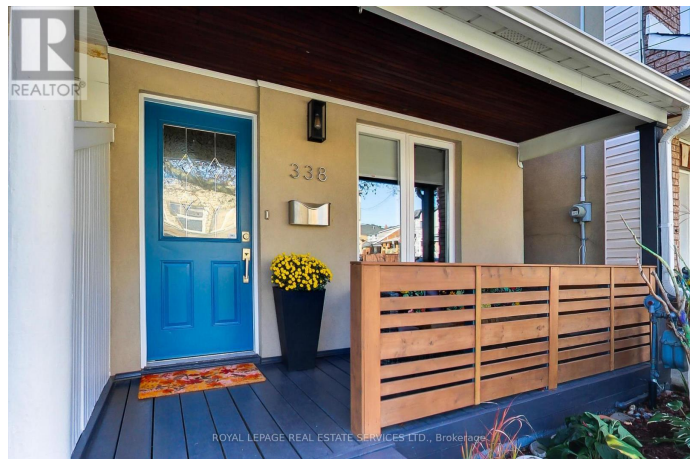
MLS® #W12467934

\$849,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Caledonia-Fairbank, Toronto
(caledonia-Fairbank), Ontario

Calling all first-time home buyers! This renovated gem sits on a friendly, tree-lined street in a vibrant family neighbourhood and truly delivers on all fronts. Charming curb appeal with a landscaped front garden and covered porch, perfect for morning coffee or an evening unwind. Inside, the open-concept main floor is bright and airy with large casement windows facing east and west, hardwood floors, and pot lights. The renovated chef's kitchen offers tiled floors, stainless steel appliances, and a double sink with a big picture window and a walkout to the landscaped yard, seamlessly integrating indoor and outdoor living. Entertain and dine alfresco in the large seating area of the private yard, full of greenery with garden beds, a patch of grass and hardscaping for low-maintenance living. Upstairs, find three bedrooms and a renovated family bath. The bright king-size primary overlooks the backyard and comes complete with a closet, while the second bedroom features vaulted ceilings, a closet, and treetop views of the street. The middle bedroom is a delightful surprise - any kid's dream, with a loft bed and a closet. The family-sized bathroom features tasteful modern finishes, including tiled floors, a rain shower with glass shower surround, and a deep soaker tub. The sleek vanity has ample storage, and custom live-edge wood shelving



niches offer a touch of warmth while being both functional and decorative. The fully finished lower level impresses with high ceilings, pot lights, and luxury vinyl tile floors. A flexible space with a rec room, renovated 3-piece bathroom, laundry area with lots of added storage, and a separate entrance is perfect as an added living space or an in-law suite. Don't miss the extra storage under the stairs, beside the house, and in the shed. Steps to Earls Court Park, well-rated schools, library, community centre, and St. Clair West shops and caf  s. 338 Boon is a beautifully renovated, move-in-ready home - the one you've been waiting for! (id:6289)

Essential Information

Listing #	W12467934
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	338 Boon Avenue
Subdivision	Caledonia-Fairbank
City	Toronto (caledonia-Fairbank)
Province	Ontario
Postal Code	M6E4A5

Amenities

Features	Carpet Free, Sump Pump
Parking	No Garage

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Range, Stove, Washer, Whirlpool, Window Coverings, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Walk out

Exterior

Exterior	Stucco
Lot Description	15.5 x 75 FT
Foundation	Unknown

Listing Details

Listing Office ROYAL LEPAGE REAL ESTATE SERVICES LTD.



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