

\$725,000 - 33 Kingsley Avenue, Brighton

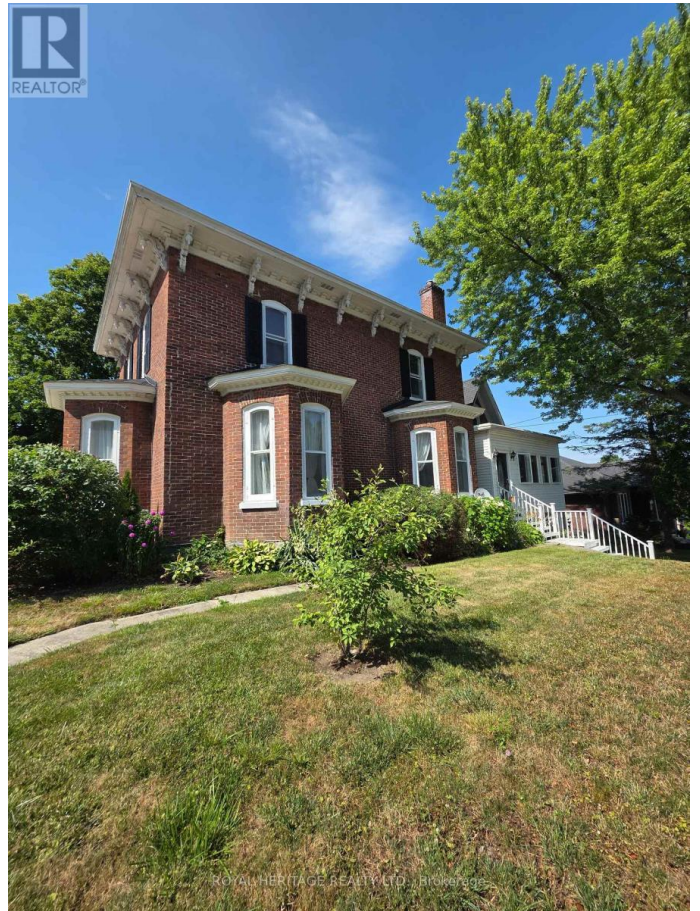
MLS® #X12365012

\$725,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Brighton, Brighton, Ontario

Future-Proof your life by aging in place with the flexible multi-use design and layout of this stunning 1883 brick beauty in Brighton. An exquisite blend of old-world elegance and modern comforts that is perfect as a stately private residence, an income-producing property, or short-term rental/Airbnb, less than a 90-minute drive, or 20 20-minute drive to VIA, to Downtown Toronto. ****PROPERTY TYPE**** flexible layout used as a single-family residence, Airbnb, or Duplex with its 2 kitchens on 2 separate floors. ****LOCATION**** Located in Brighton - a small and safe town lifestyle community, within a 2-minute walk to grocery stores, pharmacies, LCBO, Memorial Park (weekly concerts and movies in summer), and Proctor Park for daily nature walks with the family dog. ****FEATURES**** 5 bedrooms, 3 bathrooms, original handcrafted hardwood floors on both levels, soaring ceilings, and extra-deep wood and plaster molding throughout. ****MAIN FLOOR**** Large primary bedroom with renovated ensuite, kitchen combined with breakfast area/family room featuring a natural gas fireplace, formal dining room, living room with second fireplace, and a versatile front sitting room. ****UPPER FLOOR**** Eat-in kitchen (formerly a bedroom, and would make a gorgeous bath renovation if reverted to single family home), 3-4 large bedrooms, one used as a living room, with a standalone flexible room accessible from both units with its own private staircase. ****OUTDOOR SPACE**** Pergola-shaded deck, charming



garden, and established pond, with a fenced yard and an additional unfenced area for further yard/garden expansion. ****PARKING****: Space for 4-5 vehicles. ****INVESTMENT POTENTIAL**** High demand for QUALITY rentals in Brighton, making it a good addition to your investment portfolio. No existing tenants to manage. Gross Potential Rent of both units \$4,500.00/mth inc parking. Divide the main level to create a 3rd dwelling unit with the addition of a kitchen is possible due to unique layout, increasing potential rent/mth. (id:6289)

Essential Information

Listing #	X12365012
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	33 Kingsley Avenue
Subdivision	Brighton
City	Brighton
Province	Ontario
Postal Code	K0K1H0

Amenities

Amenities	Park, Schools, Place of Worship, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water meter, Dishwasher, Dryer, Stove, Refrigerator
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Heating	Natural gas Hot water radiator
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	82 x 122 FT
Foundation	Stone, Poured Concrete



Listing Details

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