



# 447 Margueretta St

Wallace Emerson Toronto ON M6H 3S6



## Details:

List Price: \$1,299,000  
Sq Ft: 1500-2000  
Bedrooms: 4  
Bathrooms: 2  
Building Type: House  
Style: Semi-Detached  
Storeys: 2  
Exterior Finish: Brick  
Land Size: 20.42 x 96 Feet  
Basement: Finished, Sep Entrance  
Heating: Forced Air Gas

## General Description:

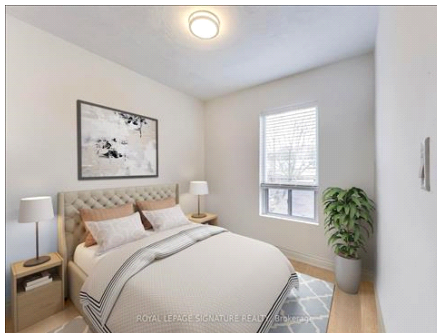
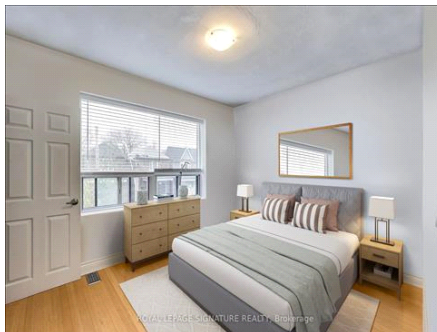
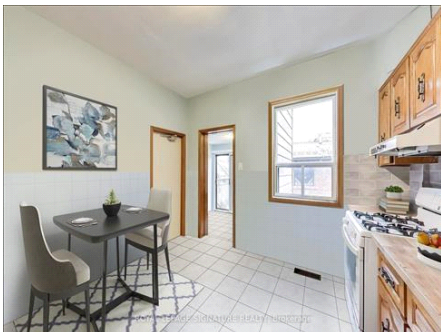
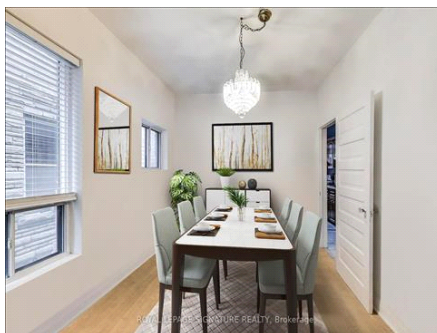
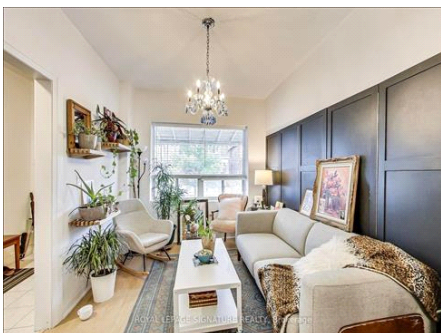
Just a block away from bustling Bloor Street, you'll find this inviting all-brick 2.5-storey home boasting four generously sized bedrooms and a spacious 2,454 sq. ft. layout.

Inside, you'll be greeted by lofty ceilings, expansive living and dining areas, as well as a recently updated bathroom and fresh paint throughout. Enjoy the convenience of a low-maintenance front and backyard, complete with a walkout to the rear and ample two-car parking within a private garage.

This property is a short stroll from the subway and surrounded by Bloor Street's finest restaurants, cafes, and shops, making it an ideal choice for both residents and investors.

The fully finished basement even offers a separate entrance for added versatility. Don't let this opportunity pass you by!

2 Fridges, 2 Stoves, Washer & Dryer on Main & Basement, Central Air Conditioning, Window Blinds, All Electrical Light Fixtures, 2 Car Large Private Garage Parking. Excellent Tenants & Ideal Investment!



## Visit web site:



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