

71 Burrows Avenue

Lot Size	60.33 ft x 112.0 ft	Electrical	100 amps/breakers
Possession	60-90, tba	Heating	forced air oil
Taxes	\$3,442.72/2010	Cooling	central air conditioning
Parking	private drive; b/i garage	Plumbing	copper
Bedrooms	3	Roof	asphalt shingles
Bathrooms	1x4, 1x3	Fireplace	stone, decorative

Welcome to 71 Burrows Avenue!

A picture perfect brick bungalow on a quiet tree-lined street near Islington Village! This charming and bright 3 bedroom home is in pristine condition and is situated on a beautifully landscaped lot in a wonderful family friendly neighbourhood close to all amenities.

Highlights of the home:

- Beautifully landscaped front yard with interlocking patio and spacious covered porch.
- Combined L-shaped living and dining space with hardwood floors, windows overlooking the front patio and backyard and built in shelving.
- Good sized eat-in kitchen with wood cabinetry, ample cupboard and counter space, window overlooking the backyard and ceramic backsplash.
- All 3 bedroom feature hardwood floors, windows and closet space.
- Separate entrance to spacious lower level has recreation room with decorative fire place and bar, office/bedroom, storage space, cold storage with built in shelving, separate laundry room and 3 pc bath.
- Large backyard combines an interlocking patio with an abundance of landscaped greenery and mature plantings.
- Private drive with convenient attached garage.
- Very friendly neighbourhood with a great mix of very young families and seniors.
- Perfect as a starter home for young couple or suitable for retirees or single buyer.
- Large lot also ideal for new custom home.
- Ideally situated close to TTC buses, and Islington Village shops and restaurants.
- Easy access to the 427, 401 and Gardiner.
- Schools in the area include: St. Gregory Catholic, Rosethorn JS, John G. Althouse, Bishop Allen, Michael Power

Inclusions – fridge (x2), stove, Whirlpool washer, Maytag dryer, alarm system, electric light fixtures, window coverings, freezer

Exclusions – window sheers in living room, dining room & sitting room, chandelier in dining room