

37 FIFTH STREET

ETOBICOKE, ONTARIO



TANYA **CREPULJA** TEAM

TCTEAM.CA

37 FIFTH STREET | ETOBICOKE, ONTARIO

Enjoy the shore! Quaint detached home in Lakeshore Village, just steps from the waterfront trail where you can take in the glorious lake and Toronto skyline views. Perfect starter home and a terrific condo alternative! Renovate to your taste or build a custom home in this

FEATURES:

- 28 x 123 ft lot with mature trees and perennial gardens
- 2 + 1 bedrooms, 2 baths, 830 sq ft above grade excluding the attic level
- Quaint, cottage in the city curb appeal with red brick and siding exterior
- Front mud room area
- Open and bright main floor plan with pot lights
- Hardwood floors throughout all principal rooms
- Open concept living room with a wood burning fireplace, ceiling fan and large bay window
- Dining room open to the kitchen and living with window and mirrored feature wall
- Updated kitchen with ample cabinetry, quartz counters, double sink, newer appliances and stone tile backsplash
- 3pc main bath with walk-in shower
- 2nd level attic area can be finished to your taste and would make a fabulous primary bedroom suite and family room area
- Finished basement with ceramic tiles, kitchen, large recreation room, 3rd bedroom and 4pc bath
- Deep backyard with patio area, storage shed and garden area
- Single vehicle front pad parking

Property taxes: \$3993.82/2022

Living near Toronto's waterfront can be affordable!

Located south of Morrison St, this sought- after area of south Etobicoke's 'New Toronto' in the Lakeshore Village area is just steps away from two water front parks: Prince of Wales Park and Cliff Lumsdon Park. You'll find cute cottage style homes, along with beautiful newly built custom homes and additions in this transitioning neighbourhood.

There's a great sense of community spirit here, with super friendly neighbours as well there is an abundance of vibrant shops, restaurants and services along Lake Shore Blvd W to enjoy.

Commuting is easy downtown whether by car or transit as you're near two GO stations, and on a streetcar line making getting into the city or west of Toronto a breeze.





TANYA CREPULJA
BROKER

Keller Williams Real Estate Associates, Brokergae
101-1270 Central Pkwy West, Mississauga, ON L5C 4P4

647.293.3785 - Direct
905.949.8866 - Office

TANYA **CREPULJA** TEAM

TCTEAM.CA

For additional pictures & property info please visit:
www.37FifthSt.com



All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Real Estate Associates, Brokerage. All measurements are approximate.