



130 Maplewood Ave

Humewood-Cedarvale

PRESENTED BY

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Welcome Home



3



2



1



Detached



Property Details

Detached and available need I say more. This 3-bedroom sweetheart in St Clair West will put you right where you want to be. Close to everything fabulous walking distance to the park Cedervale, Humewood, Wychwood that is, to the school hello Humewood PS, shops and restaurants all easily enjoyed from this outstanding location. House is not going to disappoint with its high ceilings' large open windows spacious bedrooms ample closets and a finished basement (rec-room) with walkout and second bathroom. Main floor features generous living spaces 2-piece powder room and a modern eat-in kitchen that overlooks your private cottage like yard. Second floor Oversized Primary bedroom with double closets 2 additional great bedrooms and a luscious loft for you to make your own home office, play space the possibilities are endless. Easy parking on the licensed front pad

The location cannot be more perfect on Maplewood (hello favourite street)! Steps to the hustle & bustle of this vibrant welcoming St Clair W community. Enjoy outstanding shops cafes restaurants schools parks & Wychwood Barns Farmers Market!







Floor Plans

130 MAPLEWOOD AVE



SIZE AND LAYOUT ARE APPROXIMATE

 3  2  1  Detached



Features & Upgrades

- Furnace Jan 18, 2023 (Belyea Bros)
- Air Conditioner April 2008 (Belyea Bros)
- Plumbing basement April 2008 (Brothers Plumbing) Drain out/back flow & clay stack replaced
- Basement Electrical April 2008 (JV Electric)
- Basement reno April 2008
- Gas Lines installed April 2006 (SAR Gas)
- Kitchen updated April 2006
- Windows in house replaced August 2009
- Roof shingles, flashing, eavestroughs skylights replaced June 2017 (Professional Roofers)
- Windows replaced in attic June 2017
- Attic spray foam insulation installed June 2017











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