



40 Arlington Ave Hillcrest Humewood

PRESENTED BY

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Welcome Home



 **Semi-Detached**

*currently parking for 1 car







Nestled in the vibrant heart of Toronto's St. Clair West neighborhood this beautifully renovated 2.5-storey 4 bedroom 3 bathroom home boasts an ideal combination of modern comforts & urban convenience.

The perfect space for comfortable turnkey living. Main floor has generous living & dining room & an easy flow & feel without losing intimate corners & private spaces.

The modern kitchen is light filled & well laid out for the busyness of day to day living but with the ability to host large gatherings. There are closets and cabinets to easily tuck all things into.

The 2nd floor offers a spacious primary retreat w/a beautiful bay window fireplace & w/in closet. An additional well sized bedroom & renovated & family bathroom. Top floor layout features 2 bedrooms w/built in closets connected by a Jack Jill bathroom. Lower level has great ceiling height, spacious rec room a massive storage room 4 piece bathroom & Laundry room. Yard has room for entertaining & relaxing. Plus a detached 2 car garage currently w/parking for 1 car

At the intersection of all things St Clair West & fabulous this is that perfect opportunity to just get down to living. Roll into this welcoming community enjoy the outstanding shops, restaurants, local schools, Wychwood barns on the weekend.

Features & Upgrades

- Prime location in Hillcrest Humewood
- 2010 major renovation reconfigured main and second floor, kitchen, bathrooms, flooring, electrical, plumbing
- 2011 built two car garage, landscaping and north wall waterproofing
- 2015 Upgraded windows
- 2018 refaced kitchen cabinets and new countertops
- 2023 Brand new roof and basement renovation

Floor Plans

40 ARLINGTON AVE



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