



53 Cherrywood Ave

PRESENTED BY

Jennifer Greenberg, Broker

at Royal LePage Signature Realty, Brokerage

LoewithGreenberg.com



Welcome Home



4+1



2



1



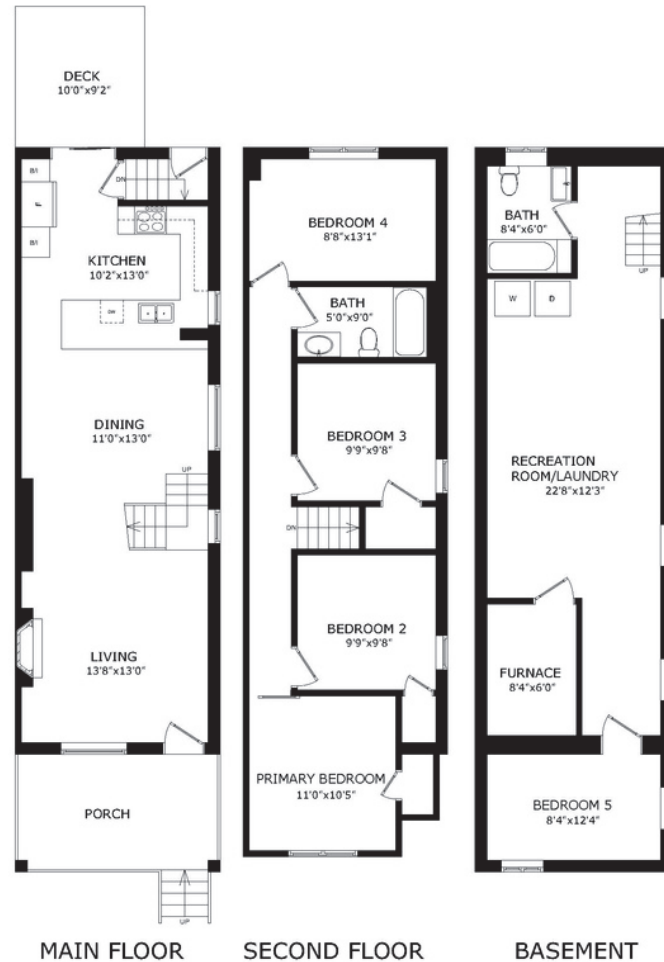
Semi-Detached







53 CHERRYWOOD AVE



SIZE AND LAYOUT ARE APPROXIMATE.
BUYER TO VERIFY SIZES. WWW.HOUSSMAX.CA

Floor Plans









Don't take our word for it this is what our clients **LOVE** about the area...

- In the heart of St. Clair West, surrounded by all the best the area has to offer—this is your opportunity to dive in and start living the dream!
- An area that has the perfect blend of convenience, community, and charm.
- With convenient access to public transit, commuting and exploring the city is effortless—no car required!
- Run your errands on foot and enjoy a stroll to the trendiest local shops along St. Clair W!
- A quick walk to the best green spaces—Hillcrest Park, Humewood, and Wychwood.
- Top-notch schools in the area make it an ideal choice for growing families.
- Enjoy a morning coffee at Coco Latte or catch up over lunch at The Rushton.
- A true local gem is the Saturday Farmer's Market at Wychwood Barns.
- St. Clair West is a vibrant and welcoming community, known for its friendly neighbors and outstanding amenities!
- Make this charming area your forever home.



LOEWITH GREENBERG
& Company

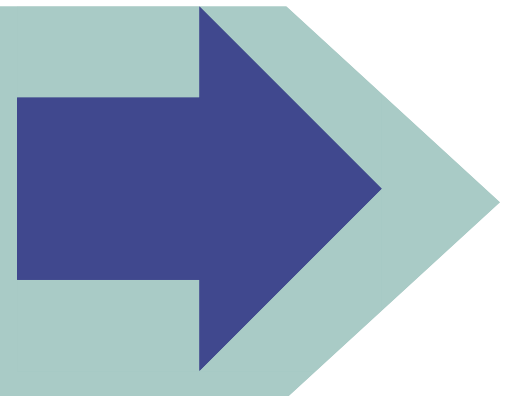
53 Cherrywood Ave



This is not just a light filled 4 Bedroom Semi detached home located in the vibrant St Clair west community!! This is the opportunity for entry level city living home ownership. This is the opportunity to tumble right in and get down to living. This is your opportunity to live on a tree lined street in a community that you thought was out of reach. This is the opportunity to take advantage of great local schools, parks, shops and restaurants that the St Clair strip has to offer. This is your opportunity to make new friends and be part of a neighbourhood that is urban and dynamic. It all starts somewhere for someone. Let this be your opportunity hurry home!!

Light filled open plan main floor with a modern kitchen. Second floor features 4 equally sized bedrooms and a renovated modern bathroom. Easily live in as is or go from 4-3 bedrooms and create a charming primary with ensuite bathroom so many options here. The lower level has a separate entrance a 5th bedroom and oversized rec room, a full family bathroom and dedicated laundry easily converted into a second kitchen if you want an in-law or income suite in the basement. Walk out from the main floor onto your deck and into your deep east facing yard lots of space for play or easy summertime. Be right where you belong in this outstanding St clair w community. Plus Easy parking on the licensed front pad.

Close to everything fabulous walking distance to the park Cedervale, Humewood, Wychwood that is, to the school hello Humewood PS, cafes Hunter coffee, restaurants too many to name, all are easily enjoyed from this outstanding location.









LOEWITH GREENBERG & Company

LoewithGreenberg.com
416.879.6325
info@loewithgreenberg.com
686 St Clair Ave W,
Toronto, ON M6C 1B1



Real Estate with a Real Difference

MEMBER OF THE TORONTO REAL ESTATE BOARD All information and statements contained herein, provided by Royal LePage Real Estate Services regarding property for sales, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted to errors, omissions, changes in price, rental or other conditions, prior sales or withdrawal without notice.