



85 Sellers Ave

PRESENTED BY

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Welcome Home



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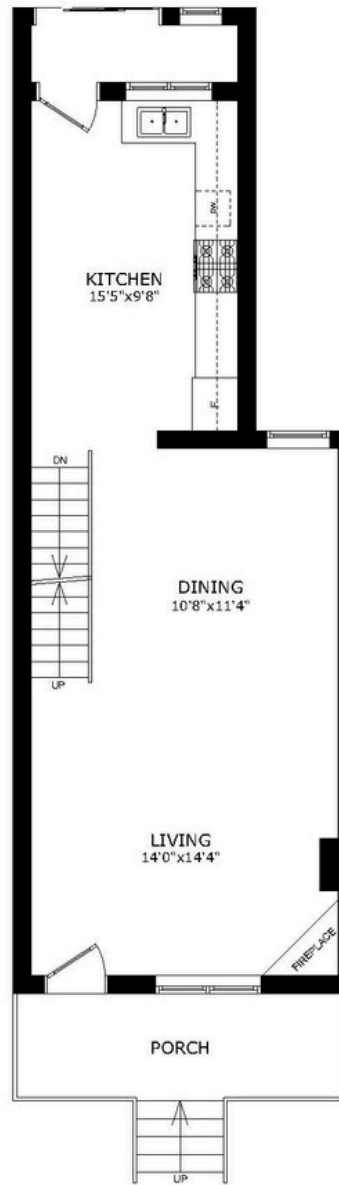
Semi-Detached







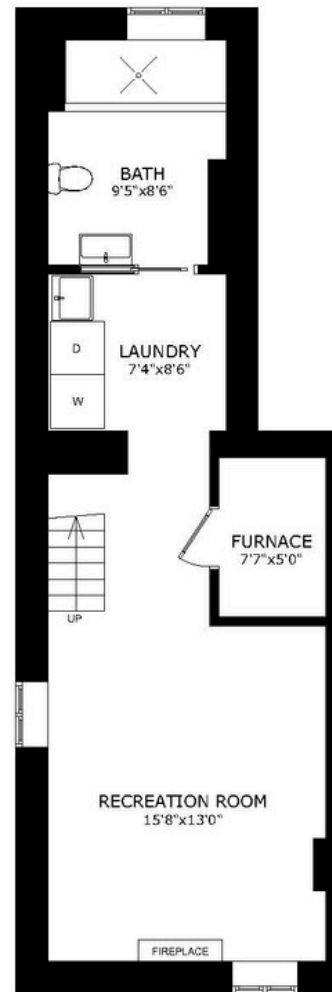
85 SELLERS AVE



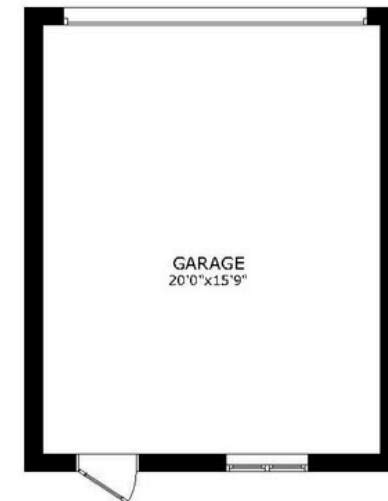
MAIN FLOOR



SECOND FLOOR



BASEMENT



GARAGE

SIZE AND LAYOUT ARE APPROXIMATE,
RIVER TO VERIFY SIZES. WWW.HOUSEMAY.COM

Floor Plans







85 Sellers Ave



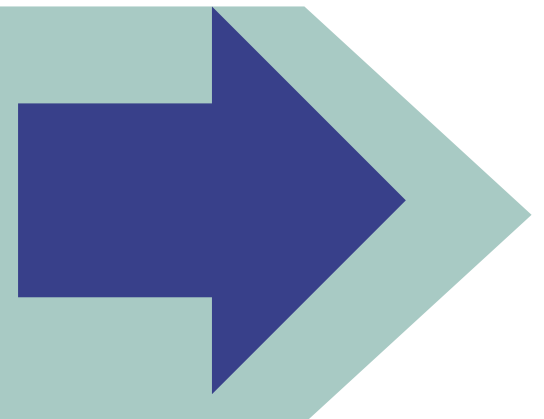
At the corner of dreamy and semi-detached, the signpost reads location and renovation! There you will find a spacious, move-in ready, 3-bedroom family home. The main floor opens up with an airy light filled effortless flow. A modern chef's kitchen—with a moveable island spacious living and dining rooms enough entertaining space to include even the people you don't like. Slide out to a backyard made for summer hangs, morning coffees, and everything in between. Upstairs, three bedrooms await—generously sized, sunlight-filled, with closets with a modern family bathroom.

The lower level? That's where the magic happens. proper rec space, a showstopper bathroom and a dedicated laundry area that actually makes laundry feel doable.

There's even a garage for your car, and your bikes, and that one box you still haven't unpacked since 2020. Store the winter tires in the garage loft. Hard to believe things could be this good.

A semi- detached home on a tree-lined street—with guest parking on both sides (yes, really), and garbage pickup in the laneway (no bins out front, ever). It sounds like fiction... but this is very real.

Great access to parks, transit, outstanding local schools and community centres, more restaurants and cafes in walking distance then any person could truly imagine.

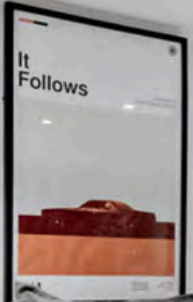


Don't take our word for it this is what our clients **LOVE** about the area...

- Walkable to great parks like Wadsworth and Earls court, giving you green space right at your doorstep.
- Close to the best of the west end—Dufferin Grove, Wychwood Barns, and the Junction are all nearby.
- The area is surrounded by top-rated schools, making it ideal for growing families.
- Enjoy some amazing new restaurants like Cano, Rosa, Atomic 10, all within a 5-10 min walk
- A walkable lifestyle with Starbucks, Second Cup, LCBO, and Fiesta Farms just down the road.
- Just a short stroll to TTC and the best of St. Clair West, including Bar Ape, and DeSotos.
- Dark Horse Espresso on St Clair W serves excellent coffee.
- Tre Mari Bakery to enjoy some lunch on the go.
- A family friendly street with great neighbours and community feel.



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