



# 50 Braemore Gardens

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Welcome Home











# 50 BRAEMORE GARDENS



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...

- A street that has the perfect blend of convenience, community, and charm.
- If you prefer to walk, bike, or bus this is an area that makes it simple and ideal.
- Very walkable with access to multiple transit lines. You're a 15-20 min walk from both subway lines. to St Clair W Subway line.
- Walking distance to Wychwood Barns and Hillcrest Park.
- Stop in at the Saturday Farmer's Market at Wychwood Barns.
- A foodie haven with Mabel's Bakery -The Rushton - Nodo - Puka - Franks Kitchen just to name a few.
- Hunter Coffee and CoCo Latte, some of the city's best coffee shops, are just around the corner.
- The easy convenience of Loblaws, Fiesta Farms NoFrills, Shoppers, and the LCBO are all in the neighbourhood.
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- If you like to shop locally, St Clair W is full of great shops and health food stores like Moberly!!
- Weekends spent at the Wychwood Barns Farmers Market.
- A strong sense of community and great amenities perfect for a growing family.
- Outstanding local Public and Private schools
- The best thing, though, is the walk out your front door onto Braemore Gardens, where you know most all your neighbours



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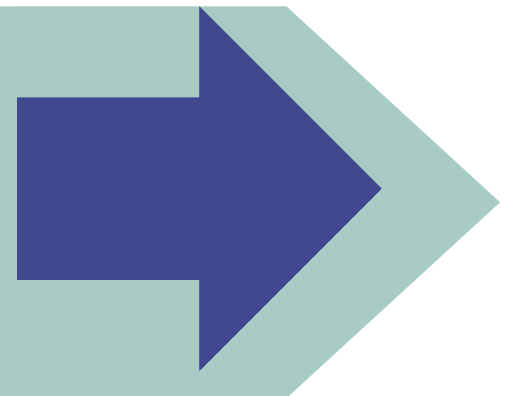




# 50 Braemore Gardens



A rare opportunity to create your dream family home in the heart of St. Clair West! This beautiful, family-sized 4-bedroom home sits on an expansive 40 x 115 ft. lot, offering incredible space inside and out. A private drive and large garage make parking a breeze, while the backyard is perfect for playing, gardening, and entertaining. The oversized garage is an opportunity for a workshop, artist's studio Home Office or Gym. Your choice. Inside, you'll find a spacious layout ready for your personal touch whether you envision a stunning open-concept main floor, a luxurious primary suite, or a fantastic lower-level recroom, the possibilities are endless. The spacious main floor is designed for comfortable family living and entertaining. A formal living and dining room provides elegant gathering spaces, while the large eat-in kitchen is perfect for family meals with a walkout to the backyard, flooding the space with natural light. A sunroom/family room at the front of the home offers a cozy retreat. Upstairs, you'll find spacious bedrooms with ample closets, ideal for a growing family. The lower level provides incredible versatility with the potential for extra bedrooms, a rec room, a home office, dedicated laundry and storage rooms, and an additional family bathroom, a perfect setup for guests, extended family, or a private workspace. Nestled in one of Toronto's most vibrant and community-driven neighborhoods, you're surrounded by fantastic local favorites, including Nodo, Coco Latte, The Rushton, and Krave Coffee. Stroll over to the Wychwood Farmers Market on weekends, grab gourmet groceries at Fiesta Farms, and enjoy the convenience of top-rated local public schools, amazing parks Humewood, Wychwood, Hillcrest and walking distance to Cedervale, and effortless transit access. A solid home with so much potential in an unbeatable location. Do not miss this chance to make it your own! Hurry Home!!!







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