



198 Brooke Ave

PRESENTED BY

Jennifer Greenberg, Broker

at Royal LePage Signature Realty, Brokerage

LoewithGreenberg.com



Welcome Home



4+1



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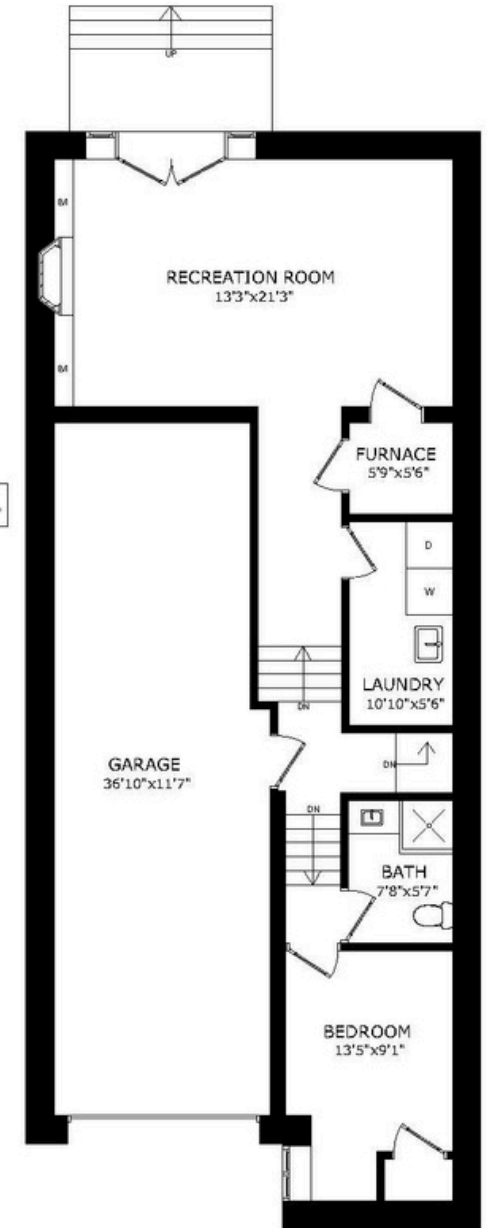
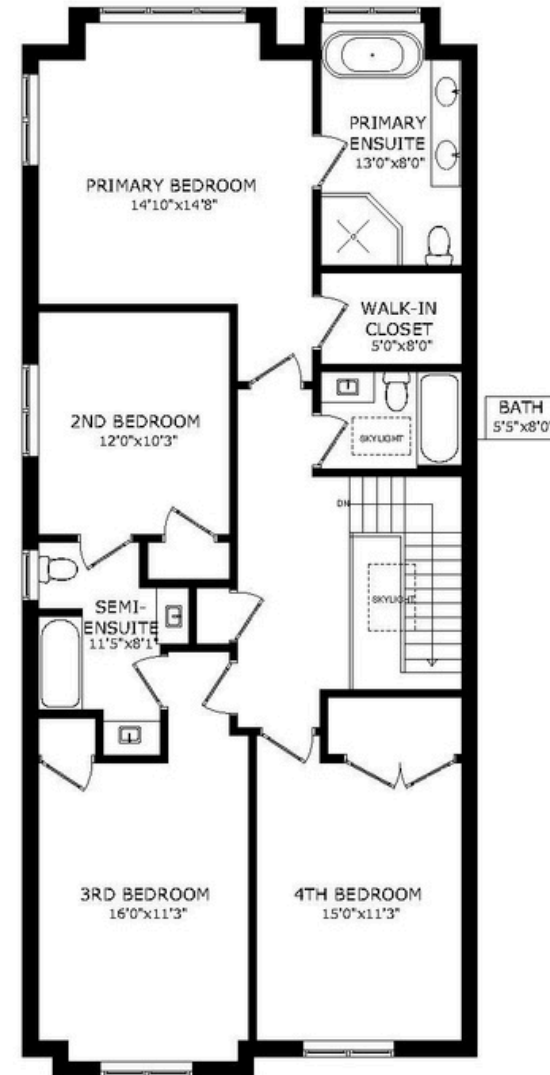


Detached









Floor Plans







198 Brooke Ave



This one checks all the boxes beautifully designed, 11-years-young modern 4+1 Bedroom 5-bathroom home sitting on a generous 30 x 130 lot offering an impressive 3600 sq ft of thoughtfully designed living space.

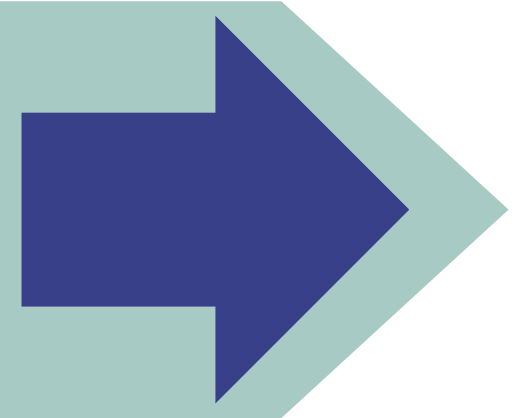
The main floor is made for living and entertaining, featuring hardwood throughout two fireplaces and a layout that works: generous living and dining rooms, a bright family room with stylish built-ins, and a large eat-in kitchen that's both functional and inviting. It's a chef's kitchen made for real-life-light-filled, well-equipped, and ready for everything from pancakes to parties.

Upstairs, the primary suite delivers with a walk-in closet and a spacious ensuite. Three more large bedrooms—two connected by a Jack-and-Jill bath, plus an additional family bathroom, mean there's no fighting over sinks in the morning.

The lower level adds even more flexibility with a walk-out rec room (more built-ins!), a separate bedroom or office, full laundry room, Plus plenty of storage space to keep life organized and direct access to the backyard., And not just any yard—this one's pool-sized, private, and perfect for entertaining, play, or just soaking up the sun.

A true two-car garage with direct access to the house plus parking for three more in the private drive rounds it all out. Solid construction, great flow, and the kind of space that grows with you—all in a top-tier neighbourhood close to excellent schools, shops, parks and transit are all just steps away.

This is a forever kind of home—refined, relaxed, and ready to welcome you.



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

- Easy access to Hwy 401, making weekend getaways or cross-city travel a breeze.
- Close to Lawrence Subway Station, making commuting downtown simple and stress-free.
- Enjoy weekend brunch at neighborhood favorites like Hazel's Diner and Avenue Café & Bistro.
- Surrounded by popular restaurants like Shoushin (Michelin-star sushi), Capocaccia Trattoria, and Smash Kitchen.
- Minutes from Pusateri's Fine Foods, No Frills, and Shoppers Drug Mart for all your daily needs.
- A family-friendly community with access to top-rated schools including John Wanless Jr. PS and Lawrence Park Collegiate.
- Spend sunny afternoons at Woburn Park or Alexander Muir Memorial Gardens, both just minutes away.
- A highly walkable, established neighborhood with a strong sense of community and pride of ownership.



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



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