



Welcome to 46 Fermanagh Ave

Property Highlights:

- European White Oak Herringbone Flooring throughout main floor
- Cozy living room with a wood burning fireplace overlooking formal dining room
- Large updated kitchen with decorative tin tiles that opens to a sun-filled “breakfast nook” with a view of the garden
- Two sky lights on the second floor provide natural light throughout
- Basement with wall-to-wall built-in shelves and closet system with walk up to front yard.
- Large front porch with wood swing and view on front garden
- Georgian Bay Limestone Patio
- Steps to parks, Roncesvalles Ave, transit & excellent schools

Property Upgrades:

- Wool Carpet & Vinyl Flooring in Basement (2025)
 - Master Bedroom Windows (2023)
 - Herringbone Flooring on Main Floor (2022)
 - Ceramic Tiles in Foyer (2022)
 - Basement Exterior Door (2022)
 - Light System in Garage (2022)
 - Tankless Water Heater (2020)
 - Carrier Furnace (2020)
 - Shower Glass Sliding Door (2019)
 - Bay Window in Family Room (2019)
 - IKEA closet system in basement and 2nd bedroom (2019)
-