



Welcome to 74 Garden Ave

Total Square Footage: 941 sf + 415 sf below grade

Property Highlights:

- Large Open Concept Main Floor
- Stylish Kitchen with Glass Tile Backsplash, Granite Counters & Cathedral Ceilings
- Crown Moulding Throughout
- Potlights Throughout
- Separate Entrance Basement with Large Rec Room & Den - Perfect for Home Office
- Steps from Sorauren Park, Roncy shops, delis, cafes, Bloor & Dundas Shops
- 5 minute walk to Fern Ave. Jr. & Sr. P.S.
- Close Proximity to St Joseph's Hospital
- Transit Galore - Access to Streetcars and Close to Highways

Property Upgrades:

- Furnace and Air Conditioner (2023)
 - Garage Door & Pulley (2022)
 - Kitchen Doors (2021)
 - Second Floor: Washroom Reno, New Baseboards, Trims & Bedroom Doors (2018)
 - Full Basement Reno & Exterior Stairs (2016)
 - Sump Pump and Backwater Valve (2016)
 - Backyard fence-July 2018
 - Front Porch (2018)
 - Front Shed (2018)
 - Gas Stove (2016)
 - Washer & Dryer (2016)
-