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Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 152 Briar Hill, a charming two-story detached home located in a highly sought-after neighbourhood. This property offers a perfect blend of character and modern comfort, featuring a beautiful exterior with classic brickwork, a welcoming front porch, and lush landscaping with mature trees. It is one of the rare homes on Briar Hill with a mutual driveway, providing both convenience and privacy.

Inside, the home offers three spacious bedrooms and an office/study on the first floor, along with two well-appointed four-piece bathrooms—one on the main floor and one on the first floor. The living room features a cozy fireplace, perfect for relaxing on chilly evenings. The home also includes a bright and spacious solarium with large windows overlooking the front street, offering a serene space to unwind or enjoy your morning coffee. The kitchen is a standout with imported Spanish tiles that add a unique, elegant touch, while the floors throughout the home are a mix of tiles, hardwood, and carpet, offering both style and comfort.

The finished basement provides additional living space and includes a separate entrance, offering the potential for various uses, such as an in-law suite or rental unit. It also features two cold storage cellars, perfect for keeping seasonal items or preserving wine or food.

Outside, the property sits on a level terrain with a spacious deck, perfect for outdoor gatherings. The well-maintained landscape, including mature trees and bushes, adds privacy and beauty to the property. With its timeless charm and modern amenities, 152 Briar Hill is an exceptional opportunity for those seeking a warm, inviting home in a prime location.

# Property Details

**ADDRESS:** 152 BRIAR HILL AVE, TORONTO, M4R1H9

**TYPE:** Single-family detached freehold

**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	1,837 (MPAC)
BEDROOMS:	3 bedrooms plus office/study room
BATHS:	2-4 pieces, 1 on main and 1 on the first floor
LAUNDRY:	In basement
BASEMENT:	Full; partially finished
AGE:	103 (1921)
ELECTRICAL:	Breaker panel 100 Amps
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Hardwood, Spanish tiles, carpet
CEILINGS:	Plaster
WINDOWS:	Wood
EXTERIOR:	Brick
INTERIOR:	Drywall
FIREPLACE	Wood fireplace
PARKING:	Mutual tandem single-wide driveway
LOT SIZE:	36.91 x 132.80 ft
ZONING:	R
TAXES:	\$9,026.95 (2024)

ROLL #:	211590340
PIN #:	190411502006500
HIGH SPEED INTERNET:	Available
HEATING:	Radiant
COOLING:	Wall mounted A/C
COSTS:	Hydro \$73.71 (monthly); Embridge \$129.21 (monthly)
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Leveled landscaped with grass, mature trees and bushes
INCLUSIONS:	Fridge, stove, ventilation hood, dishwasher, washer and drier.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of sale price
SUGGESTED CLOSING:	15-30 days

## Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour