



# 117 BIRCHCLIFF AVENUE



Lainey Bonsell & Teresita Link

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*For more information on*

**117 BIRCHCLIFF AVENUE**





Welcome to one of the best kept secrets in the  
East End - Birchcliff Village!

This sun drenched detached 1.5 storey home features 3 bedrooms - two very spacious bedrooms on the upper floor, and one main floor bedroom that could double as the home office you have been waiting for. Enjoy the beautiful, updated kitchen, hardwood floors throughout and flood of natural light from updated windows on a wide 40'x100' lot with a private driveway.

Sparkling with pride of ownership throughout including the picturesque gardens, updated mechanics, new driveway and stone front walkway.

Take a stroll down the street to Birchmount Community Centre with one of the best pools in the city, walk along Kingston Rd with its ever growing list of shops and cafes, minutes to the waterfront and the Bluffs. At the end of the street is Birch Cliff PS which offers Early French Immersion. Move in and enjoy!

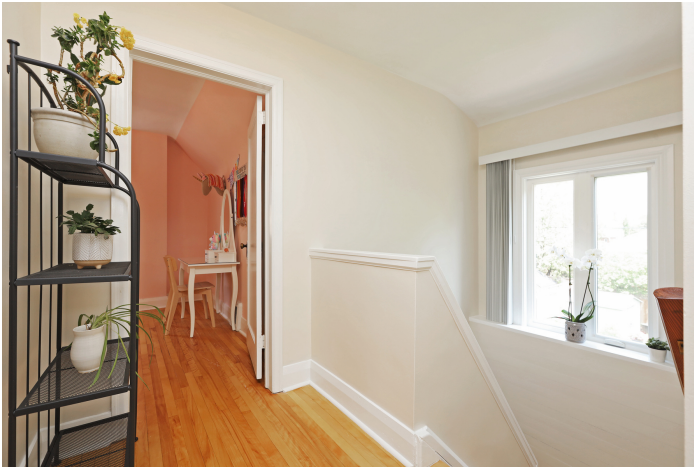


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Not intended to solicit buyers or sellers currently under contract with another Brokerage



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*Presented by:*

**Teresita Link**, Broker

Royal LePage Estate Realty, Brokerage

Teresita@LTHome.ca

416-836-9838