

Welcome to 2235 Midway Avenue

Nice bungalow in a great neighbourhood. L-shaped living/dining room with newer gas fireplace - perfect for entertaining. Two bedrooms on the main floor and one in the basement. Finished recreation room in the basement as well as a den, bedroom and laundry area. Artistic Landscape Design 2005. Lovely screened porch overlooks the fenced side yard with patio, perennial gardens and shed. Roofreshingled Oct 2007.

Room Dimensions

MAIN LEVEL

Living Room	Main	17.10 X 13.09
Dining Room	Main	11.08 X 8.10
Kitchen	Main	10.00 X 9.08
Master Bed	Main	12.10 X 10.09
Bedroom 2	Main	11.10 X 8.02
Enclosed Porch	Main	10.03 X 10.01
Full Bath	Main	4 Piece

BASEMENT

Partial Bath	Basement	2 Piece
Bedroom 3	Basement	11.05 X 10.08
Recreation Rm	Basement	18.05 X 14.03
Den	Basement	11.07 X 8.05
Laundry	Basement	+ tub/shower

Property Details

List Price:	\$ 299,900
Year Built:	1958 approx.
Lot Size:	96' x 50'
Heating:	Forced Air Gas - Air Conditioning
Rentals:	Hot Water Tank, Alarm Monitor
Taxes:	\$3428/2009
Parking:	1 Garage Attached
Possession:	30 days or TBA

Special Features

Exterior appeal:

- * Located on a tree lined street in a great neighbourhood
- * Within walking distance to schools, churches, public transit, shops & Carlingwood Mall
- * Professionally landscaped front and side yards (Artistic Landscape Designs - 2005)
- * Private driveway and attached garage
- * Breezeway leads to side enclosed porch
- * Lovely patio and perennial gardens in fenced side yard
- * Roof reshingled in Oct 2007

Interior appeal:

- * Hardwood floors
- * L-shaped living/dining rooms with gas fireplace
- * Dining room as access to breezeway
- * Efficient kitchen with double sink, ceramic floor and access to dining room
- * Hallway to bedrooms has an desk/office nook
- * Two bedrooms on the main floor
- * Finished basement with den, bedroom, recreation room, 2 piece bathroom + additional tub/shower
- * Lovely enclosed porch adds additional living space from spring through to fall
- * High Efficiency Gas Furnace 1995

Inclusions: Refrigerator, Stove, Freezer, Washer, Dryer, Auto Garage Door Opener + Remote, All Window Coverings, All Existing Light Fixtures, Garden Shed

All above mentioned information is believed to be accurate but is not warranted.