



October 2009

MLS #E1722046

**249 Beech Avenue**

**Roomy Property with Plenty of Potential!**

**Asking \$574,900**

**Features**



- \* Truly a stone's throw from desirable Balmy Beach School!
- \* Spacious 3 Bedroom, 3 Washroom Semi, with built-in Garage plus parking space for 3 cars.
- \* Huge Living Room has wood-burning fireplace, and walk-out to Deck that looks over deep, wood-fenced back Garden.
- \* Garden shed is electrically wired as a summer work-shop !
- \* Dining Room is extra-big, and has a handsome Hardwood floor, just like all major rooms on the main & 2nd levels !
- \* Well-appointed Kitchen has illuminated ceiling, and plenty of potential for inexpensive upgrading to more modern look.
- \* 3 big bedrooms all have double Closets. Master has single Closet too. It also boasts an Ensuite 2-piece Washroom !
- \* Skylights in Stairwell & 3rd Bedroom add great brightness.
- \* Vast Recreation Room in the unfinished Basement has a roughed-in fireplace. Plumbing/Wiring for Washer/Dryer.
- \* This is a fabulous opportunity to create your dream home over time, while meanwhile living there very comfortably.

**OPEN HOUSE**

Sat. & Sun. Oct 17 & 18

2:00-5:00 p.m.

**Juice and Cookies!**



**Virtual Tour with more photos and details at:**

**<http://www.InTheBeach.com>**

**Royal LePage Homeward Brokerage**  
1858 Queen Street East, Toronto  
Independently Owned and Operated

**416-698-2090** **nick@inthebeach.com**  
(Just West of Woodbine, next to **Meat on the Beach**)

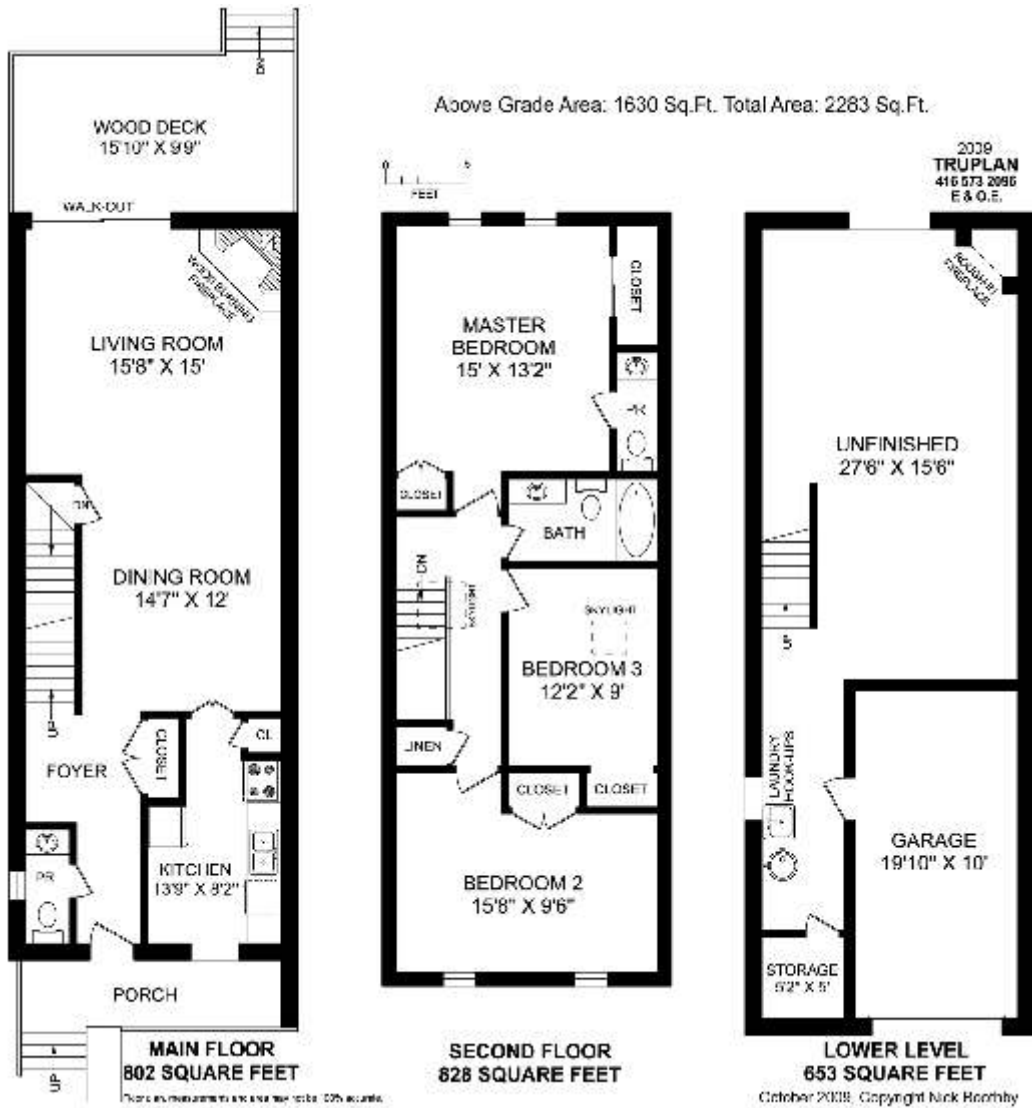
Not intended to solicit Sellers or Buyers currently under written contract with another Realtor

**\* NICK BOOTHBY - Lainey Bonsell, C. DeMerchant**  
Salespersons

MLS #E1722046

# 249 Beech Avenue

## Roomy Semi Detached Home near School.



Virtual Tour with more photos and details at:  
<http://www.InTheBeach.com>



**Royal LePage Homeward Brokerage**  
 1858 Queen Street East, Toronto

**416-698-2090** [nick@inthebeach.com](mailto:nick@inthebeach.com)  
 (Just West of Woodbine, next to **Meat on the Beach**)  
 Independently Owned and Operated

Not intended to solicit Sellers or Buyers currently under written contract with another Realtor \* **NICK BOOTHBY - Lainey Bonsell - C. DeMerchant**  
 Salespersons