



MICHELLE WAY

224 Briar Hill Avenue





WELCOME TO 224 BRIAR HILL AVENUE

Welcome to 224 Briar Hill Avenue. This well-maintained 3-bedroom family home sits on a spectacular lot with stunning ravine views in the highly regarded Allenby school district. Enjoy the lovely living room with wood-burning fireplace while taking in the private ravine setting. The master retreat overlooks the back garden with a four-piece ensuite and walk-in closet. Two additional bedrooms overlook the front garden and share a renovated five-piece bathroom. The finished lower level features a wood-burning fireplace and walk-out to the private back garden. This picturesque home also features a single built-in garage with private driveway and parking for three. 224 Briar Hill is ideally located with close proximity to the top private schools, Allenby school district, walking distance to the many shops and amenities offered on Yonge Street and Pusateris.

FEATURES

- Exceptional 33 x 133 ravine lot
- Features over 2300 square feet of total living space
- Three spacious bedrooms and four bathrooms
- Two wood-burning fireplaces
- Well-situated main floor powder room
- Spectacular and private back garden with stunning ravine views
- Built-in garage with private driveway and parking for three vehicles
- Walking distance to a wonderful assortment of amenities on Yonge Street

INCLUSIONS

- All electric light fixtures
- Ductless air conditioning system
- All kitchen appliances
- General Electric front-loading washer and dryer
- All window treatments and rods
- Garage door opener
- Hot water tank

EXCLUSIONS

- Ring doorbell system

HOT WATER TANK

- Owned

LOT SIZE

- 33.01 x 133

COOLING

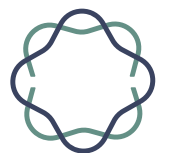
- Ductless air conditioning system

TAXES

- \$8845 (2020)

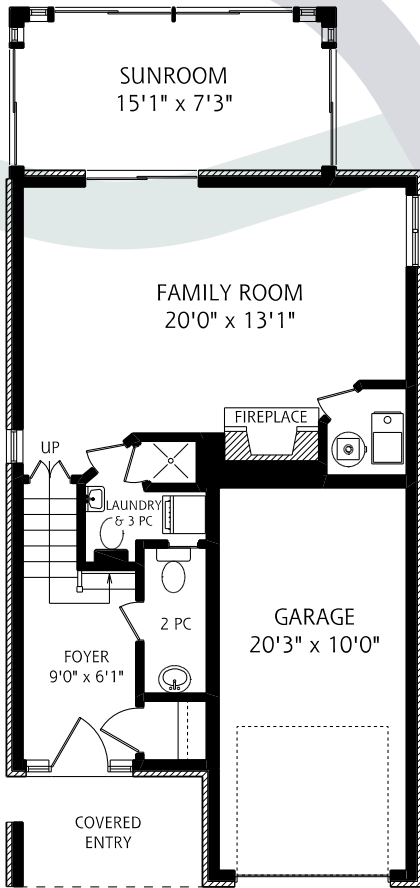
POSSESSION

- Flexible

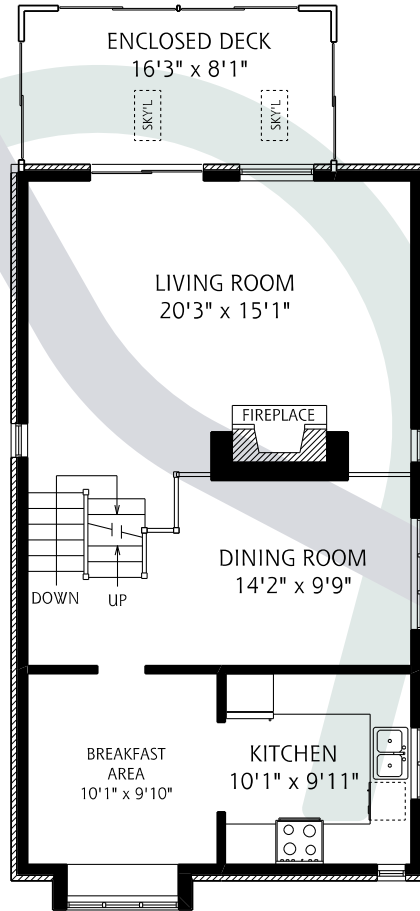


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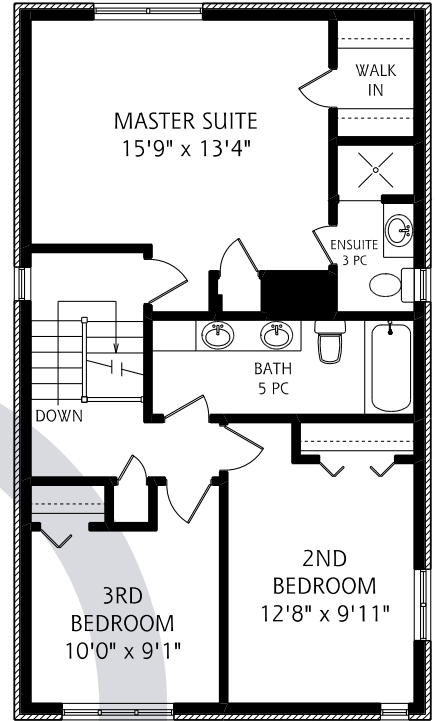
224 BRIAR HILL AVENUE



GROUND FLOOR
700 SQUARE FEET

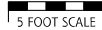


MAIN FLOOR
840 SQUARE FEET



SECOND FLOOR
840 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



MICHELLE WAY

SALES REPRESENTATIVE

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