

PROUDLY PRESENTED BY

Oulahen TEAM
REALTY INC. BROKERAGE



67 EXBURY RD

STEP INTO YOUR
DREAM HOME
IN THE HEART
OF DOWNSVIEW

Gorgeous 3 bed, 2 bath bungalow on a corner lot. This 1,236 + 1,288 sq. ft. family home features spacious rooms and fully finished basement. Sun-filled living room with hardwood floors and large window. Dedicated dining room with mirrored walls and crown moulding. Functional eat-in kitchen with stainless steel appliance and built-in table. Spacious bedrooms with ample closet storage. Fully finished basement with separate side entrance. Large private backyard oasis. Extra-large recreation room with two above grade windows and cozy fireplace. Attached garage with separate entrance. Conveniently located in the center of the GTA, with easy access to Highway 401, Highway 400, and the TTC. This home is perfectly nestled between the suburbs and the city. Just steps away from Yorkdale Shopping Center, Metro, Superstore, Downsview Park, Humber River Hospital this home is near all the essential amenities. Home is also close to a library, myriad of schools, parks, shops, restaurants, and so much more!

DETAILS

LISTING PRICE: \$999,000

OFFER DAY: TUESDAY, SEPT., 24TH, 2024 AT 5:00 PM

LOT SIZE: 50.06 x 120.22 Feet

TAXES (2024): \$4,270.28

BEDROOMS: 3+1

WASHROOMS: 2 (1X4PC, 1X3PC)

PARKING: 5 (4 ON PRIVATE DRIVE, 1 IN GARAGE)

INCLUSIONS

- Stainless Steel Fridge
- Washer
- Stainless Steel Stove
- Dryer
- Stainless Steel Range Hood
- All Electrical Light Fixtures
- Stainless Steel Dishwasher
- All Window Coverings

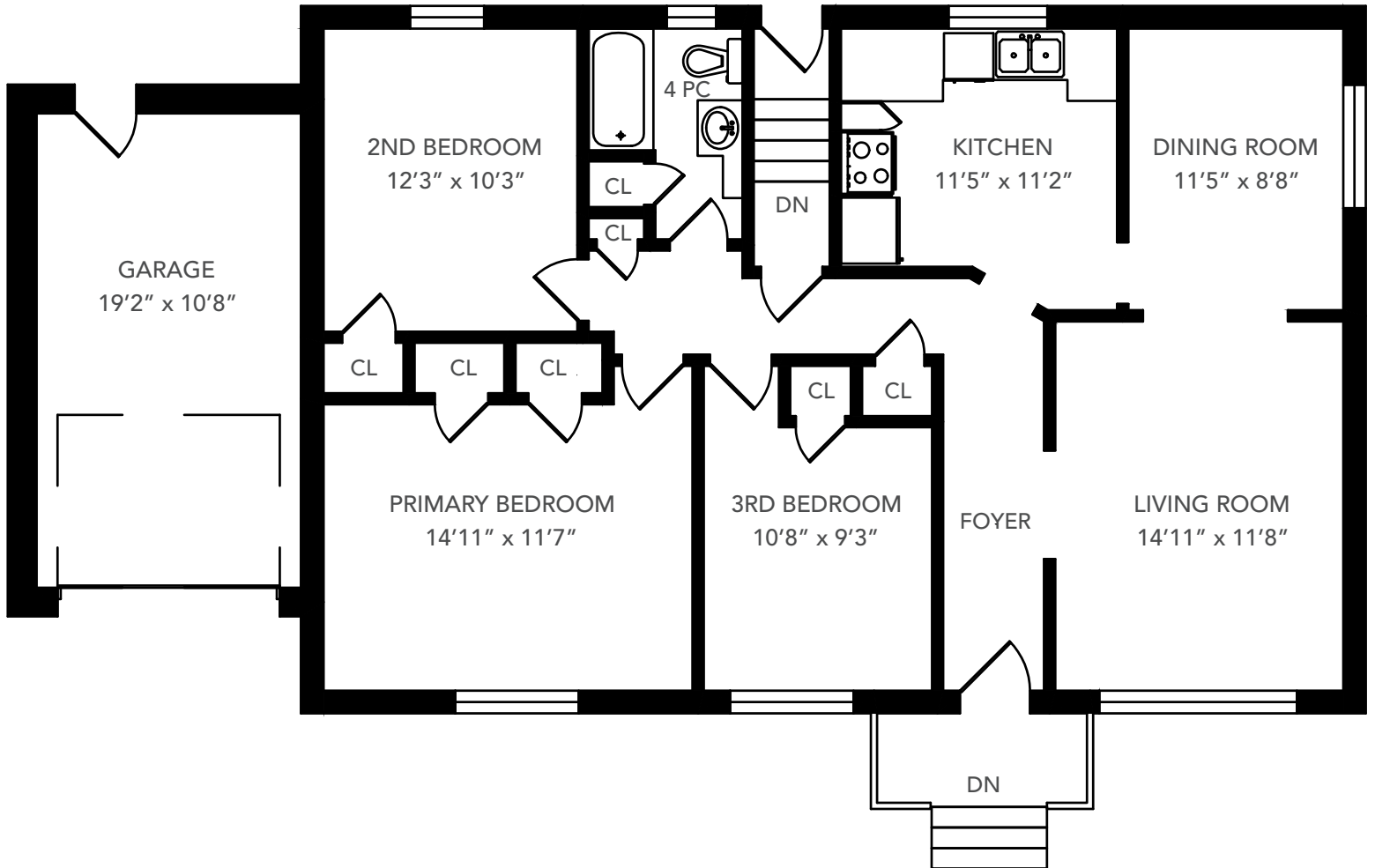






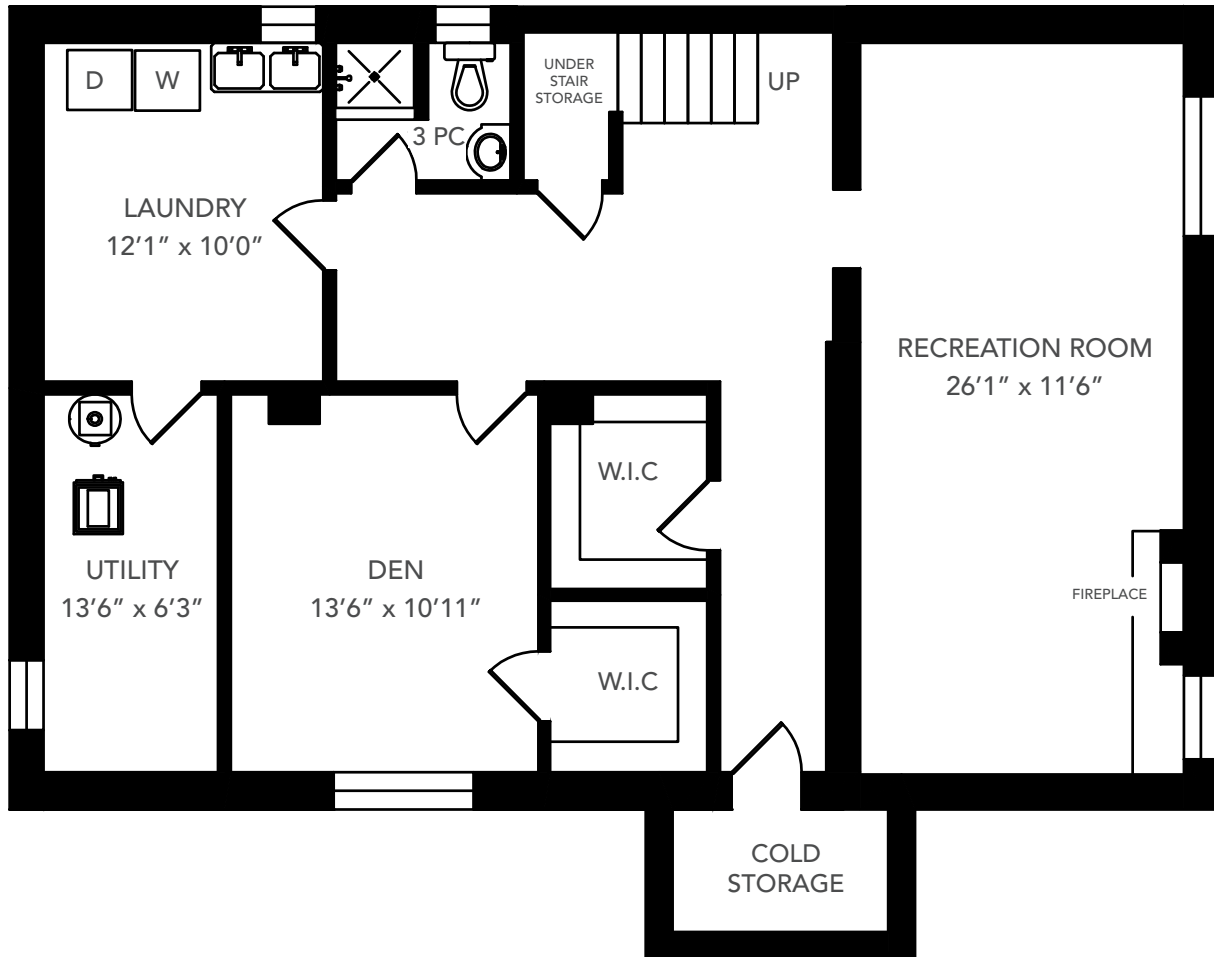


FLOOR PLAN



Main

1,694 + 1,596 sq. ft.



Basement

Primary Bedroom



Second Bedroom



Main Bathroom



Third Bedroom





Virtually Staged





PUBLIC SCHOOLS

- Tumpane Public School (GR. JK-05)
- Pierre Laporte Middle School (GR. 06-08)
- Downsview Secondary School (GR. 09-12)

CATHOLIC SCHOOLS

- St. Conrad Catholic School (GR. JK-05)
- Madonna Catholic Secondary School (GR. 09-12)
- Chaminade College School (GR. 09-12)

FOR MORE INFORMATION PLEASE CONTACT *THE OULAHEN TEAM!*

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