

# Jill's TEAM

YOUR REAL ESTATE CONCIERGE

INTRODUCING  
67 NEWLANDS AVENUE

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67Newlands.com



# ABOUT THE HOME

Welcome to 67 Newlands Avenue - a solidly-built, semi-detached 3+1 bedroom bungalow in the sought after Clairlea-Birchmount community. There is a real sense of "home" that greets you when you walk through the front door. Move in with the peace of mind that solid mechanics brings you - the furnace is brand new (2024), the owned hot water tank is one year old (2023) and the roof is just four years old (2020). Relax in the bright and spacious combined living and dining room with large windows overlooking the front gardens and street. The updated kitchen overlooks the side of the house and has white cabinetry, stone countertops and newer stainless steel appliances! Enjoy 3 good-sized bedrooms near the back of the house, all with easy access to the main 4 piece bathroom. There is a separate entrance to the finished basement which offers an additional 1041 square feet of living space including two large recreation room, a brand new 2nd kitchen, a 4th bedroom, a laundry room, a full 4 piece bathroom and plenty of room for storage. The separate entrance off the private driveway provides easy access to the basement and potential for separate living quarters. The fully-fenced backyard with mature trees and a garden shed is perfect for both kids and pets to play! Enjoy backyard parties and gatherings with family and friends of any size on the large stone patio with BBQ area, included in the sale. The extra-long driveway provides room for 3 cars to park.



# PROPERTY INFORMATION

**Taxes:** \$3,500 (2023)

**Lot Size:** Front: 30.03 feet  
(as per GeoWarehouse) Depth: 125.15 feet

**Legal Description:** PCL 12720, SEC SCARBORO ; PT Lot 34, Plan M697; S/T LT611406 Scarborough, City of Toronto. \*For full legal description please see Schedule B.

**Parking:** 3 car parking in driveway

**Possession:** 30-90 days

**Heating/Cooling:** Forced air gas furnace  
Central air conditioning

**Electrical:** 100 amp service

## Inclusions:

Fridge, stove (2023), range hood, dishwasher(2023), washer, dryer, electric light fixtures, built-in shelving, all blinds, bathroom mirrors, basement fridge, basement stove, basement bedroom armoire, basement IKEA shelf unit, propane BBQ, outdoor shed

## UPGRADES BY CURRENT HOMEOWNER INCLUDE:

- Main floor freshly painted (2024)
- Basement kitchen (2024)
- Furnace (2024)
- Hot water tank (owned, 2023)
- Main floor bathroom updated (2023)
- Front hall closet updated (2022)
- Eavestroughs & downspouts (2021)
- Roof (2020)

# ABOUT THE COMMUNITY

Newlands Avenue is close to schools, both public and Catholic as well as a variety of parks, shops and services. When you are looking to stay active, Birchmount Community Centre and track is just 5 min away or you can enjoy the walking trails through Warden Woods, just steps from your front door. Family dogs will also enjoy the park at Warden Woods with it's off-leash dog park. Residents of Newlands Avenue enjoy easy access to public transportation - you can hop on the subway at Warden Station (just 1.5 km away), take the GO train downtown with Scarborough GO (just 3 km away) and have access TTC bus routes along both Birchmount Road and St. Clair Avenue. Don't miss out on your opportunity to get into the Toronto real estate market with this solidly-built home.

A pre-list home inspection has been provided by Tom Woolley from The Home Check on Feb. 28, 2023. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers and sellers currently under contract with another brokerage.