

# The Local Vibe.

Birchcliffe-Cliffside

77  
/100  
walk score

10  
/10  
fido factor

### SCHOOLS

- Birch Cliff Public School.
- Birchmount Park Collegiate Institute.

9  
public transit  
options <1 km

3  
grocery stores  
<1 km

8  
cafés + Starbucks  
<1 km

2  
car share  
locations <1 km

3  
parks  
<1 km

11  
restaurants  
<1 km

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the  
**BRELteam**  
No BS. No Fridge Magnets.

**B**

## 70 Dunington Drive



### QUICK FACTS

- Hardwood flooring throughout.
- Possibilities are endless for renovations!
- Partially finished basement.
- Great location!

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# 4 Things we love, love, love about this home

1. Location, location, location - Birchcliffe is an amazing neighbourhood with amazing schools and good transit. Easy access to Victoria Park or Warden subway stations.
2. Lot size - great for future renos the buyer wants to do later, or for renovators or developers looking to create something new now.
3. Priced for possibilities - you can get into a great neighbourhood at an accessible price & renovate. Or you can choose to top-up or tear down to make something new.
4. Or assume the tenant for an investment opportunity.



## A future where anything is possible starts here, at 70 Dunington Drive.

When this home was last purchased, in 1973, the world was a very different place. The kids raised there saw the first walkman, the arrival of the home computer, the compact disk, the internet! A lot has changed. But the desire to buy a place and create the life you want with it has not. This 2 bedroom, 1 bath bungalow is full of potential.

The large lot is perfect for someone who wants to tear down and rebuild, or someone who wants to expand the current home and keep a large lawn area for kids or pets.

The home isn't the space that some first-time buyers are dreaming about, but it is in livable condition for someone who's looking to get into the market and renovate later, or over time. There is a partially finished basement. The finished side is perfect for a rec room, with laundry and storage in the rest of the space.

You'll also have 2 car parking on a long driveway, in this quiet, family-friendly neighbourhood.

Birchcliffe-Cliffside is an amazing neighbourhood with great schools and great parks - nearby parks include Rosetta McLean, Scotia Parkette, Lynndale Park and Blantyre Park. The Bluffs are a short 10-minute walk, with renowned water views. You can walk to the Bloor-Danforth subway line in 25 minutes, and bus or bike in 10. Downtown is a short 20-minute commute by car.

For those thinking about keeping fit or raising a family (or both), Birchmount high school, complete with running track facilities is only 10 minutes away. Birchmount Community Centre not only has an amazing pool but also has been updated to include indoor courts. You're close to grocery stores, and local shops too.

**PSSST, WANT MORE DETAILS + PHOTOS?**  
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