

37 Brome Road, North York, Ontario

Features

EXTERIOR

- Quite court setting in family oriented neighbourhood
- Tidy curb appeal with mature greenery
- Curved concrete steps with wrought iron railing
- Large front porch
- Parking for 6 on the driveway + 2 in the oversized garage
- Glass panelled entry door with side window
- Private backyard with patio

OPEN CONCEPT LIVING/DINING ROOM

- Large bright open concept living/dining room freshly painted in pleasing neutral hue
- Ceramic flooring
- Large front window
- Dual dome ceiling lights

KITCHEN

- Bright light-filled eat in kitchen with white cabinetry
- Open concept with living/dining room
- New stainless fridge, stove, dishwasher [2025]
- Ceramic flooring
- Dome light
- 2 windows with california shutters

PRIMARY BEDROOM

- Spacious primary retreat
- Hardwood flooring
- 2 windows with california shutters
- Large walk-in closet
- Dome light fixture
- Private 3 piece ensuite

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BEDROOM 2

- Hardwood flooring
- Window with california shutters
- Large closet with accordian door

MAIN BATHROOM

- 4 piece bathroom
- Tub shower combo
- Modern one piece vanity sink with white cabinetry
- Ceramic tile flooring

BASEMENT:

- Separate entrance to backyard and staircase to basement

RECREATION ROOM

- Spacious recreation room
- Woodburning stove [as is] with raised brick hearth and surround
- Dome light
- Storage closet
- Ceramic flooring

BEDROOM 3

- Large bedroom with window with natural light
- Double closets
- Dome light fixture
- Ceramic flooring

BEDROOM 4

- Large bedroom with window with natural light
- Closet
- Dome light fixture
- Laminate flooring

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BATHROOM

- 3 piece elegant neutral bathroom
- Large walk-in ceramic tiled shower
- Ceramic flooring
- Sconce lighting
- Modern one piece vanity sink with stylish 3 drawer and one cupboard cabinet

SITTING ROOM/ADDITIONAL LIVING SPACE

- Bright windows allowing natural light
- 2 dome light fixtures
- Storage closet
- Laminate flooring

UTILITY ROOM:

- Washer and dryer
- Large utility basin sink
- Refrigerator/freezer

INCLUSIONS:

All electric light fixtures, all window blinds, dishwasher, refrigerator, stove, built-in microwave, clothes washer, dryer, fridge in utility room, garage door opener.

ADDITIONAL INFORMATION:

House roof shingles: 2024. Garage roof shingles: 2023

Backflow preventer: 2019

Taxes: \$4637.64 [2025]

VISIT THE PROPERTY WEBSITE AT **37brome.com**

FOR GALLERY PHOTOS, VIDEO TOUR, AND FLOORPLAN.

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