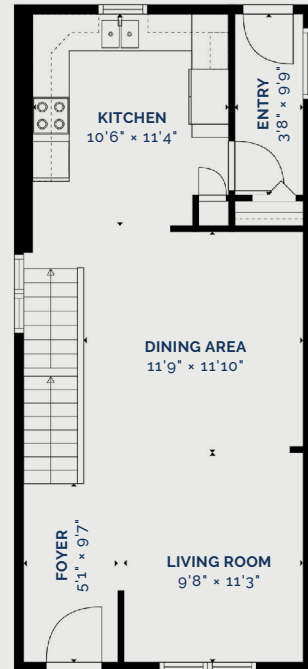
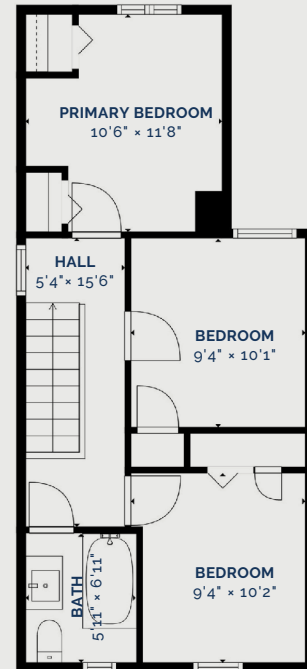




BASEMENT
610 SQ.FT



MAIN
504 SQ.FT



UPPER
464 SQ.FT



ALEKS OLESAK & AMIR SHAHI
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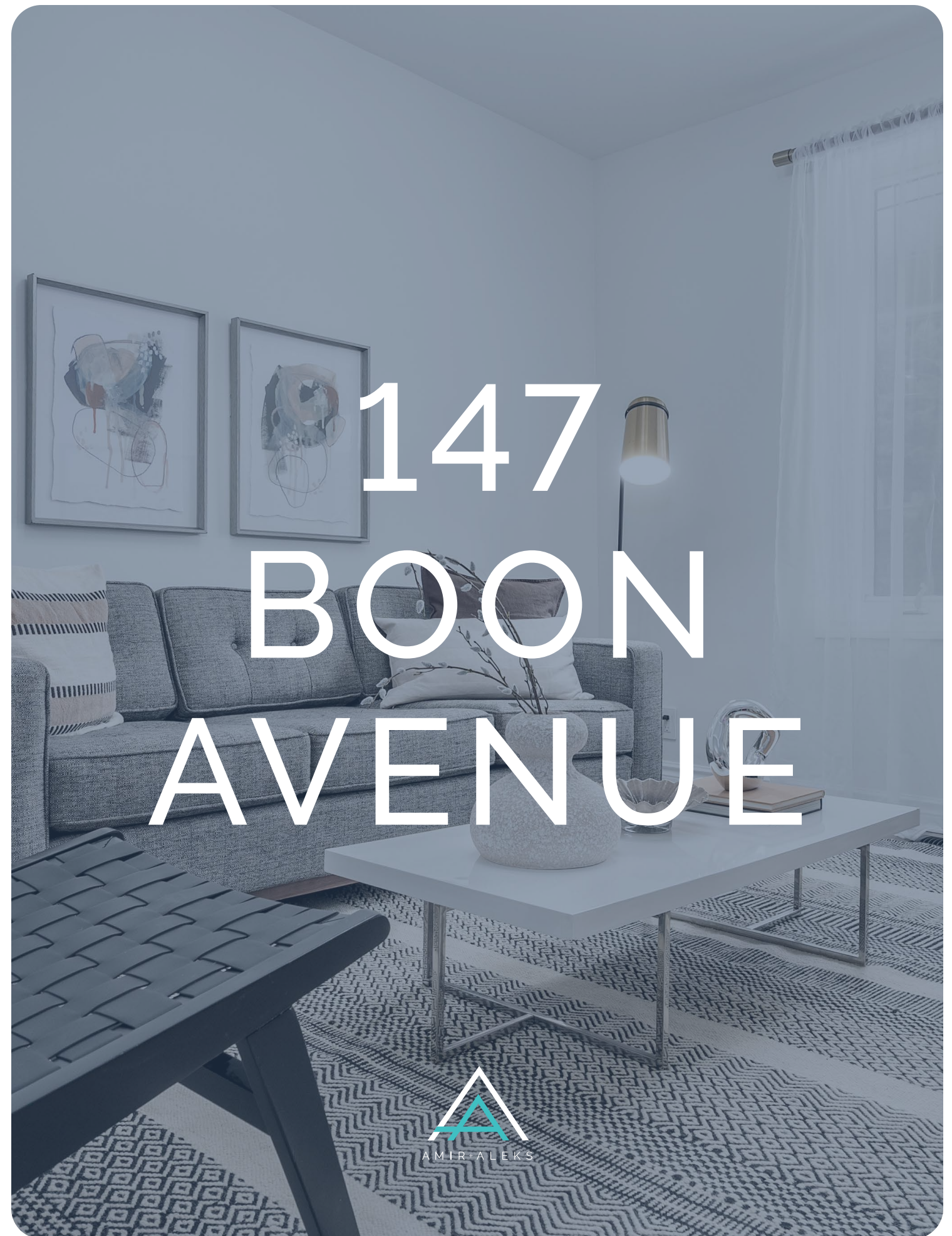
📺 📷 AmirandAleks

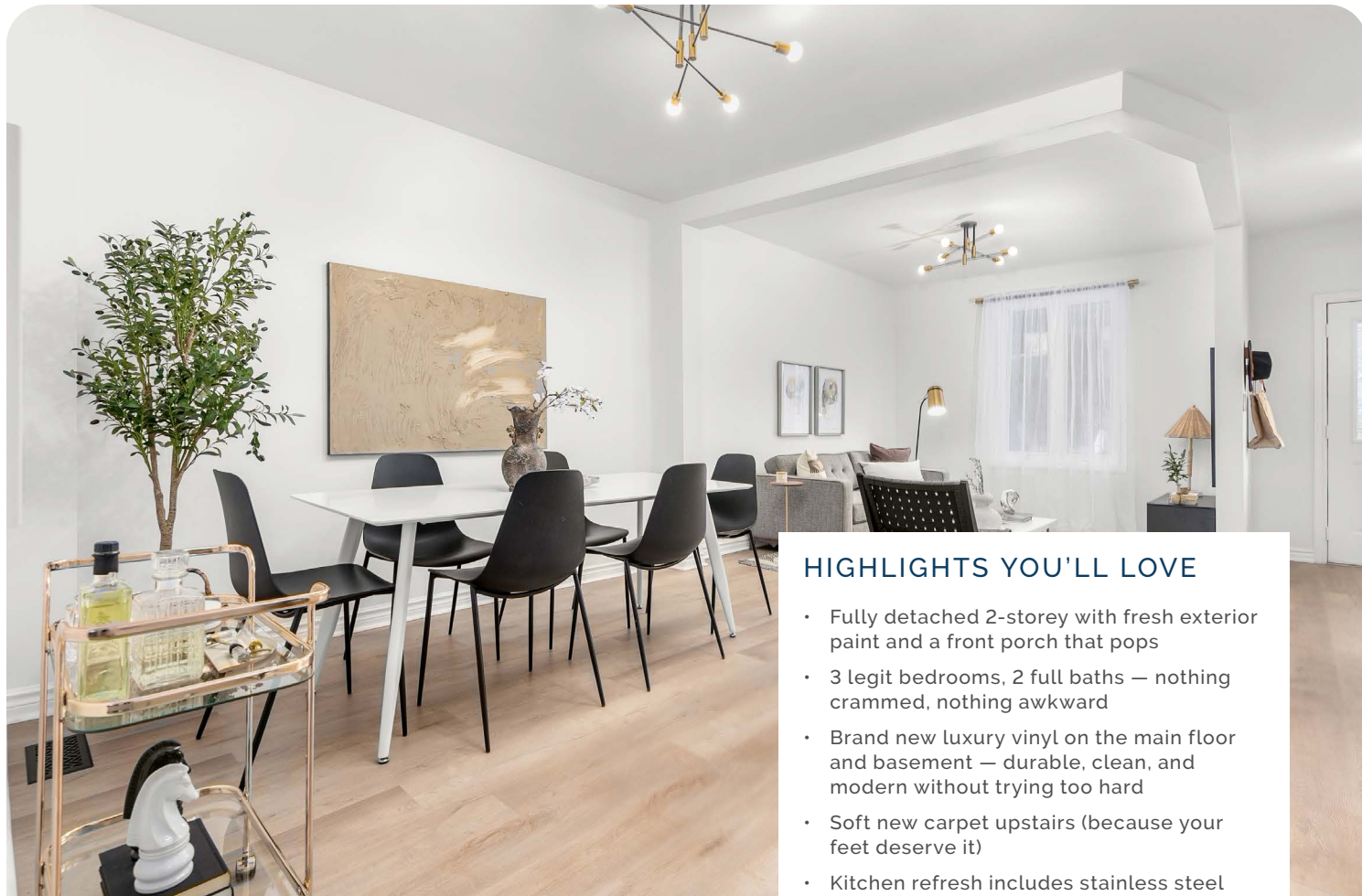


SAGE

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WELCOME TO 147 BOON AVENUE

Corso Italia Starter with Major Main Character Energy

An effortlessly cool detached home where everything just works. It's functional, tastefully updated, and move-in ready—without losing its soul. Perfect for first-time buyers who want the real Toronto experience, in a neighborhood with roots, rhythm, and a real sense of place.



HIGHLIGHTS YOU'LL LOVE

- Fully detached 2-storey with fresh exterior paint and a front porch that pops
- 3 legit bedrooms, 2 full baths — nothing crammed, nothing awkward
- Brand new luxury vinyl on the main floor and basement — durable, clean, and modern without trying too hard
- Soft new carpet upstairs (because your feet deserve it)
- Kitchen refresh includes stainless steel appliances, quartz counters, new sink + faucet, and a backsplash that actually ties it all together
- Second-floor bathroom? Stripped to the studs and rebuilt with no corners cut
- Finished basement with pot lights and a walk-out — think guest space, workspace, flex space
- Detached 2-car garage off the laneway with serious laneway house potential
- A block from Earlscourt Park — one of the city's biggest, and easily one of its best
- Steps to the 512 streetcar — fast, reliable, and Toronto to its core
- Morning espresso, Tre Mari bakery runs, wood-fired pizza, and indie retail? That's just your weekend now



LISTING FEATURES

2025

- Entire home freshly painted — interior and exterior
- New wood front porch
- New exterior porch lights, house number and mailbox
- Brand new luxury vinyl flooring on the main floor and basement
- New carpet installed on stairs and throughout the second floor
- New stainless steel kitchen appliances
- Quartz countertop and backsplash in kitchen
- New kitchen sink and faucet
- Fully gutted and rebuilt second-floor bathroom
- New modern light fixtures throughout the home
- New pot lights in the finished basement
- All new black handles throughout the home
- New hooks in the entryway
- New closet doors in the mudroom
- New bathroom hardware in basement bathroom
- New pot lights in the rear exterior
- Removed all popcorn ceilings on the main floor

For more photos and info please visit:
147BoonAve.com