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**SAGE**

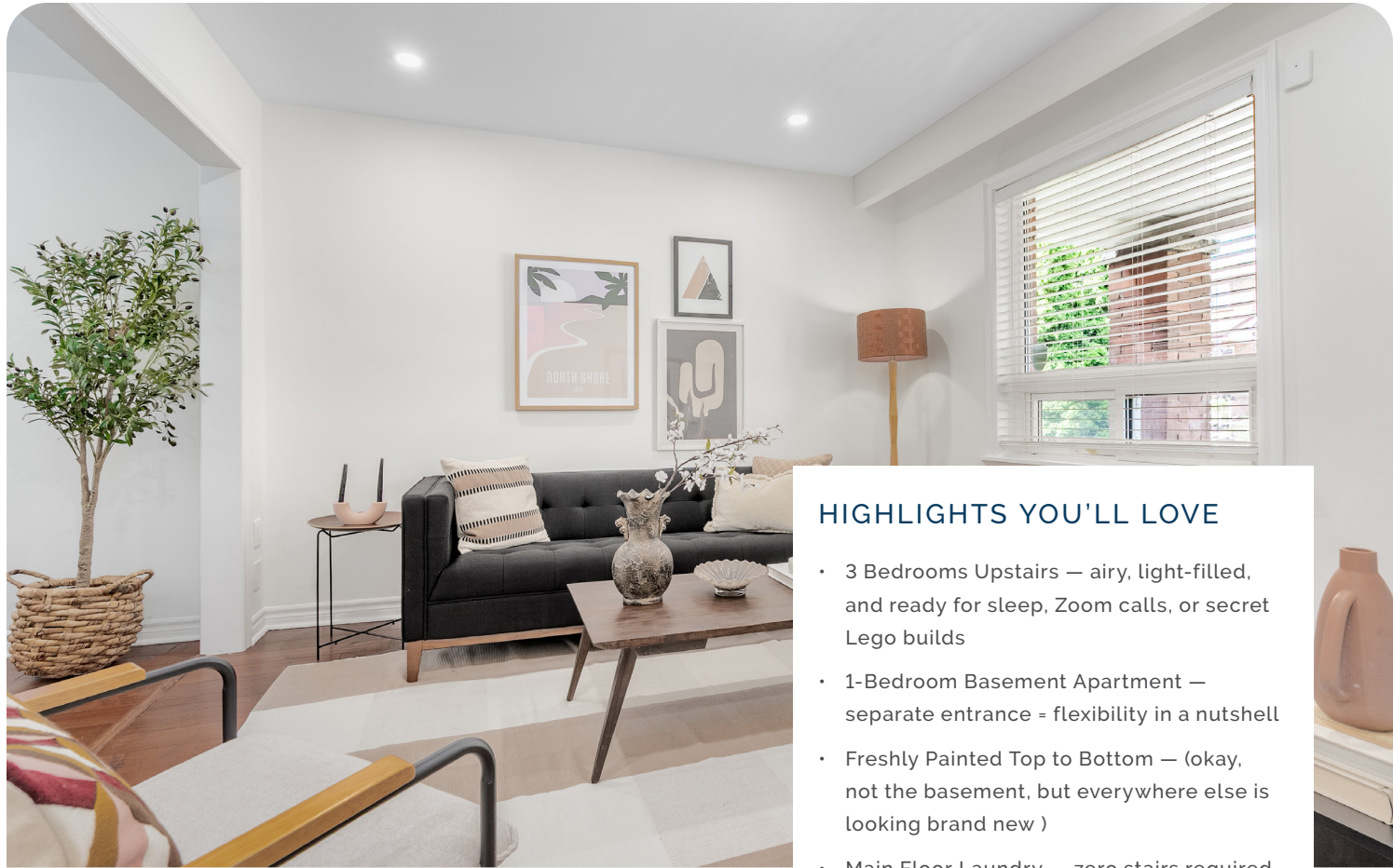
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WELCOME TO

# 253 MCROBERTS AVENUE

## HIGHLIGHTS YOU'LL LOVE

- 3 Bedrooms Upstairs — airy, light-filled, and ready for sleep, Zoom calls, or secret Lego builds
- 1-Bedroom Basement Apartment — separate entrance - flexibility in a nutshell
- Freshly Painted Top to Bottom — (okay, not the basement, but everywhere else is looking brand new )
- Main Floor Laundry — zero stairs required
- Separate Garage via Laneway — yes, in Toronto. Yes, yours.
- Fenced Backyard — big enough for barefoot dinners, small enough not to steal your weekend
- Front Porch Vibes — your coffee tastes better here
- Earls court Park — dog park, splash pad, running track, acres of green
- St. Clair West Streetcar — dedicated lane, straight to subway, zero stress

*This isn't your grandma's semi*

A soulful semi that blends charm with versatility. 3 beds upstairs, a separate basement suite, and thoughtful updates throughout — all wrapped in the warm rhythm of Corso Italia.



## LISTING FEATURES

- Updated kitchens and bathrooms
- Brand new luxury vinyl on second floor
- Brand new pot lights throughout entire main floor
- Brand new light fixtures throughout
- Brand new tile floor in main floor laundry
- Freshly painted everywhere throughout main and second floor
- Brand new garage window
- Front and backyard professionally cleaned up
- Kitchen cabinets freshly painted

## SELLER'S FAVOURITES

- **Joseph J. Piccininni Rec Centre** — indoor pool + programming for the whole fam
- **Tre Mari Bakery** — carbs, culture, community
- **Walking through Earls court Park**
- **The Poop Café** – highly addictive drinks and super fun for the kids
- **Zen Face & Body Health Centre** – for great massages at the best prices
- **The Boardroom Café** – for some fun date night activities
- **Shape Fitness** – for all your gym needs + classes
- **La Bruschetta** – family-run trattoria serving classic Italian dishes

*For more photos and info please visit:*  
[253McRobertsAve.com](https://253McRobertsAve.com)