



87 Brooke Avenue

THE PERFECT BLEND OF CLASSIC AND CONTEMPORARY

This exquisite 4-bedroom, 3-bathroom home promises unparalleled charm and comfort in the prestigious Bedford Park/Cricket Club neighbourhood. Its thoughtful layout, coupled with high-quality finishes, makes this home an ideal setting for everyday living and hosting gatherings.

The private yard is adorned with flowering pink trees, lilacs and plenty of green shrubbery.

Located within walking distance to the subway, shops and boutiques of Yonge St and Avenue Rd.

MAIN LEVEL

ENTRY

Built-in seating and storage
Large windows adorned with decorative glass elements flood the space with light

KITCHEN

Modern appliances
Island with seating for 5
Ideal layout for entertaining
Ample natural light

DINING ROOM

Combined with kitchen
Accommodates a large table

LIVING ROOM

Cozy fireplace setting
Perfect for family gatherings
Room for a work-from-home setup

FAMILY ROOM

Perfect for watching TV
Conveniently located off the kitchen
Access to the back yard



UPPER LEVEL

PRIMARY BEDROOM

Large, airy space with natural light
Neutral tones for a calming ambiance
Wall of built-in closets

ENSUITE BATHROOM

Modern fixtures and marble finishes
Double sinks
Glass shower

SECOND BEDROOM

Currently serving as a dressing room with wall-to-wall built-in closets
Easily converted back to a bedroom

OTHER

OUTDOOR AREA

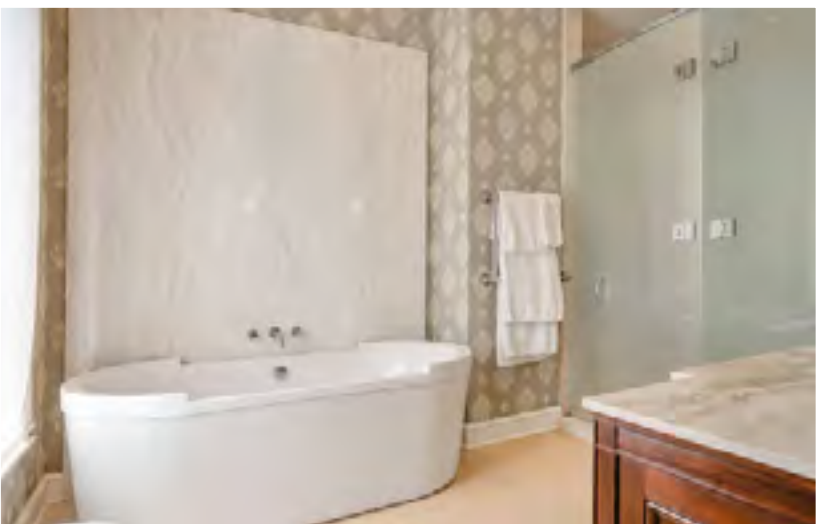
Beautifully landscaped yard
Charming porch area
Great for relaxation and outdoor dining

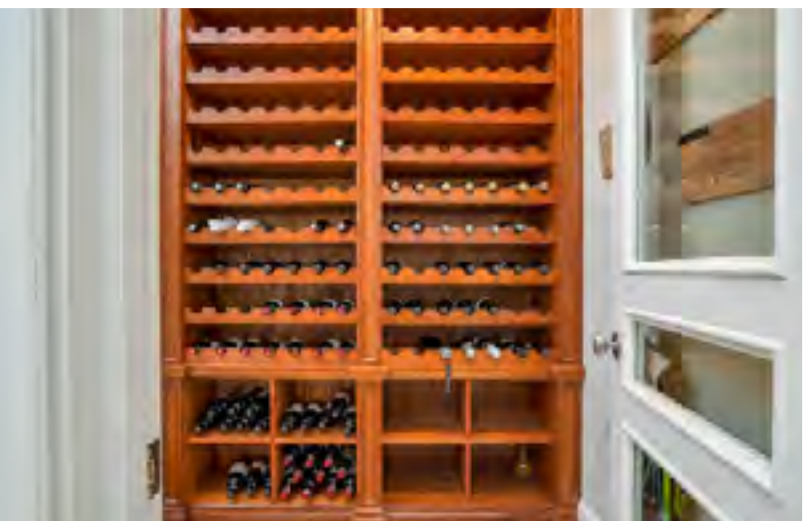
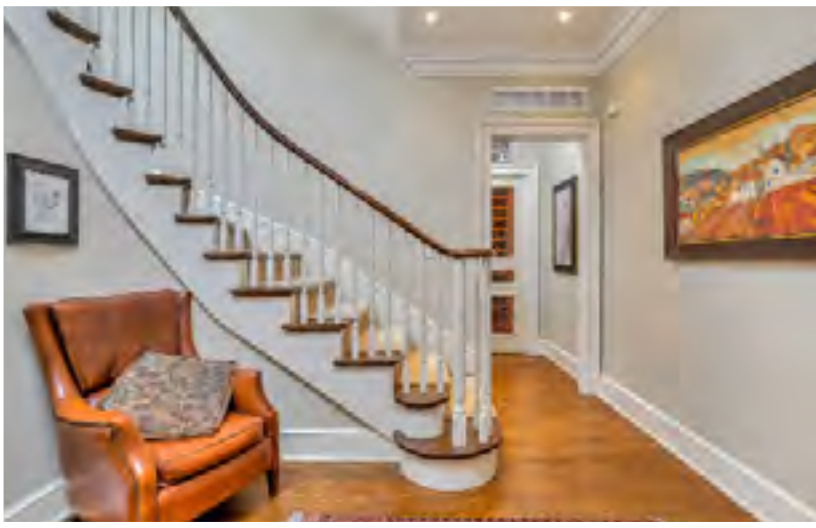
DEN

Flexible space suitable for various uses

GARAGE

Currently used as a heated home gym,
outfitted with garage system slats for great
storage of bikes and skis







PROPERTY DETAILS

LIST PRICE:	\$2,498,000
TAXES:	\$9,334.50 for 2023
SQUARE FOOTAGE:	2,000-2,300 sq.ft.
LOT SIZE:	Hot water gas and space pak central air
BEDROOMS:	4
BATHROOMS:	3
PARKING:	Private drive for 3 cars + detached garage

INCLUSIONS

Subzero stainless fridge, Miele dishwasher, Wolf range, Whirlpool washer/dryer, all window coverings, all elf's (except excl.), Garage remote, Gas boiler and equipment/AC and equipment

EXCLUSIONS

Dining room chandelier, backyard buddha, 2 front yard urns, heaters, work bench and shelf in garage

ACCESS

With easy access to the 401, and walking distance to the subway, this location is perfect. Stroll to the grocery shops, restaurants, boutiques of Yonge St. and Avenue Rd.

THE NEIGHBOURHOOD

Deer Park is a beautiful, family-friendly neighbourhood full of lovely homes of varying architecture and greenery. A 20-minute walk will bring you to any of four close by parks, nine recreation facilities and so many great restaurants, boutiques, and grocery stores. Stroll to Summerhill, Yorkville, Davisville village, or ride/walk the many trails in the Brick Works. There is no shortage of places to go or trails to walk, right from your doorstep! Yonge and St. Clair is one of the most sought after mid-town Toronto neighbourhoods.



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