



# 349 Roehampton Avenue

TORONTO ONTARIO



gc

GILLIAN COUSIN

SALES REPRESENTATIVE  
RE/MAX ABOUTOWNE

Welcome to  
349 Roehampton Avenue,  
a beautifully maintained  
midtown semi-detached  
residence.



This perfect turn-key semi in midtown is move-in ready! It offers 3 bedrooms and 2 full baths that have both been updated, a bright upgraded kitchen with LOADS of storage and views to the open concept living and dining rooms, and a finished basement providing additional living space. The inviting south-facing yard provides a fantastic space to BBQ, entertain and relax. One rear parking space and close proximity to transit and highways make getting around easy. Close walk to shopping, parks, fantastic schools and more!



Beautiful bright kitchen overlooking the living and dining spaces.



The second floor offers a large primary bedroom, two secondary bedrooms, one full bathroom, and a large linen closet with additional hanging space.



**Interior:***Main floor:*

- front entry with coat closet
- living room feature wall
- open concept living/dining spaces
- kitchen overhaul completed in 2017  
(gas line is available at stove)

*Second floor:*

- 3 bedrooms
- 1 full bathroom
- large hallway linen closet with additional hanging space

*Basement:*

- large open recreational space
- floors replaced in 2021
- 1 full bathroom
- 2 finished storage closets
- laundry space in unfinished mechanical/  
storage area

**Mechanicals:**

- furnace (2012)
- air conditioner (2017)
- hot water tank (2011 - rental at approx. \$40/m)
- 100 amp electrical

**Exterior:**

- landscaped front / back yards with gardens
- large welcoming front porch
- rear deck with lighting and gas line for BBQ
- lower stoned seating area
- shed at rear
- hose bibb at side of home
- electrical outlet at front and back
- front door replaced 2021
- front windows replaced 2021
- front eaves, soffits, fascia and roof replaced 2021
- rear second floor window replaced 2017
- side gate to access rear yard
- rear gate to access parking space  
(parking access is via. a mutual lane between 345 & 347 Roehampton)

\* listing inspection report is available through the listing agent. Please contact Gillian Cousin to receive a copy.





The finished basement provides fantastic flexible space with plenty of finished storage, one full bathroom and laundry with storage.





Enjoy warm days in the inviting rear yard with access to rear parking space.



For more photos and virtual tour please see [gilliancousin.com](http://gilliancousin.com). For additional details and pricing, please contact Gillian Cousin by email at [gc@gilliancousin.com](mailto:gc@gilliancousin.com) or call 647-295-1854.

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