



351 CRAWFORD STREET



JOHNSTON & DANIEL  
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKER/REALTOR





Welcome to 351 Crawford St. a stylish Victorian providing 4 levels of stunning living space steps to both Little Italy & Trinity Bellwoods Park. This home boasts an incredible number of features, including:

- Fully renovated top-to-bottom 3 years ago;
- Open concept main floor with front closet, gas fireplace, hardwood floors, recessed lighting, large windows & abundant natural light;
- Modern chef's kitchen with gas stove, stone counters, centre island breakfast bar, undermount sink, undercabinet lighting, tile backsplash & stainless-steel appliances;
- Kitchen walk-out to back deck with bbq gas line, horizontal cedar fenced yard & gate to double parking;
- Large front bedroom that's master bedroom worthy with bay window, walk-out to deck & double closet;
- Rear bedroom with walk-in closet & wall wardrobe system;
- Spacious spa-like 5-piece main bathroom with his & her sinks, soaker tub & glass enclosed shower;
- Third floor master bedroom with 3-piece ensuite, double closet & private deck with cityline views;
- Great lower level with recreation area, 3-piece bathroom & storage room;
- Second floor laundry;
- Hardwood floors;
- Lots of closet space & storage;
- Two parking spots off rear lane;
- Well above average home inspection;
- WalkScore = 95 ("Walker's Paradise")
- TransitScore = 96 ("Riders Paradise")



With sharp curb appeal, superior attention to renovation quality, excellent flow and prime location, 351 Crawford is a home that perfectly balances style and comfort and provides a wonderful opportunity for superb city living





**OFFERED AT:**  
\$1,799,000  
**STYLE:**  
2.5 Storey Semi-Detached  
**BEDROOMS:**  
3  
**WASHROOMS:**  
1x5, 2x3  
**PARKING:**  
2  
**LOT SIZE:**  
18.17 x 112 ft  
**TAXES:**  
\$7,243.38 (2017)



**INCLUSIONS:**  
Jenn-Air Fridge, Gas Stove,  
Oven, Microwave & Dishwasher;  
Samsung Washer & Dryer;  
All Electric Light Fixtures; All  
Window Coverings; GB&E;  
Central A/C

# FLOOR PLANS



**MYLES SLOCOMBE**

Sales Representative

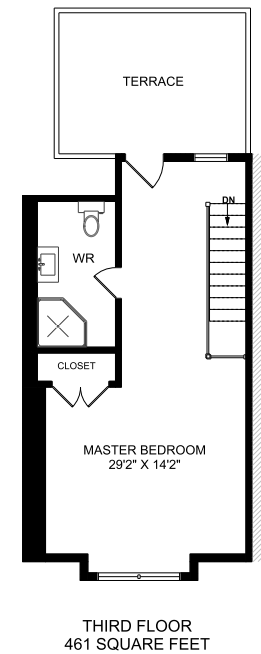
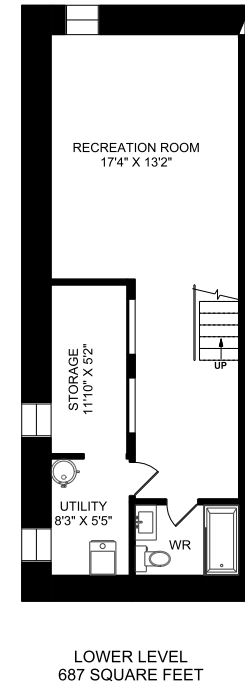
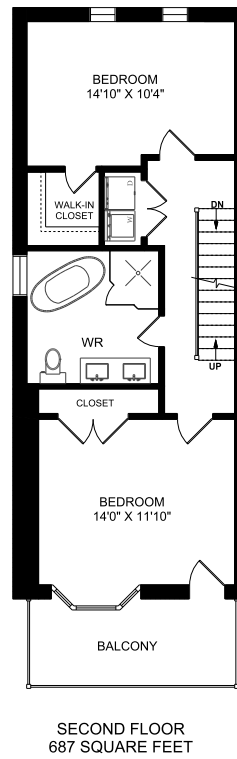
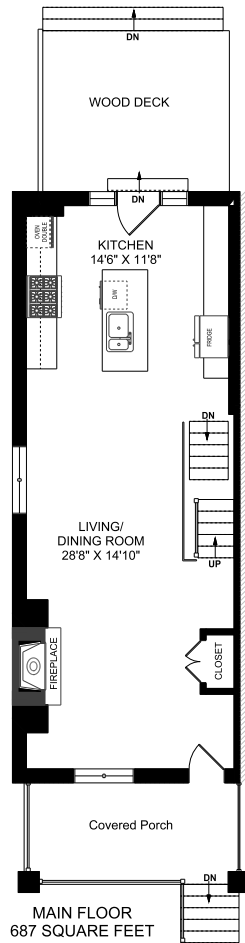


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Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

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\*Not intended to solicit buyers or sellers currently under contract with another brokerage. \*\*Prospective Purchasers should satisfy themselves regarding the accuracy of the information contained in this feature sheet.