

Delightful Ingleside Bungalow

179 Granada Avenue @ Holloway

Offered @ **\$599,000**

Features and Highlights

- ▶ 2 Bedrooms, 1 Bathroom
- ▶ Extra Large Lot
- ▶ Formal Dining Room with built-ins
- ▶ Fireplace in Living Room
- ▶ Breakfast/Sunroom
- ▶ New Double-paned windows throughout
- ▶ Wedgewood Stove
- ▶ Detached on 3+ sides
- ▶ New Furnace
- ▶ Full basement with finished bonus room and washer/dryer units
- ▶ Mature, beautifully landscaped garden with two patios and flagstone path
- ▶ In the nicest part of Ingleside with an easy walk to cafes, shops, restaurants and transportation
- ▶ Loads of charm and design details



Virtual tour @ www.robinpugh.com

About 179 Granada

This Ingleside gem was built in 1917 and is packed with personality! This 2 bedroom, 1 bath charmer has a living room with fireplace and formal dining room with built-in cabinets and antique light fixture. Upstairs also includes a built-in vanity room between the two bedrooms and a breakfast/sun room which could be used as an office. Landscaped yard on large lot with a full basement gives you huge expansion potential. Basement has finished bonus room and tons of additional storage space. Furnace was recently installed and there are new double-paned windows throughout. Cute details abound throughout the property including the Wedgewood stove, basement wall-safe, laundry chute, window and door moldings, window seat and floor detail in back bedroom. The garden is landscaped with patios, path, trellis and fountain-planter. Only two blocks to Ocean Ave shopping and transportation. Don't miss!

Offers

- ▶ Taking offers as they come.
- ▶ Please submit letter of financing pre-approval with any offer.
- ▶ Seller reserves the right to accept,

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