



# 439 Brennan Avenue

WESTBORO/  
HAMPTON PARK

## Westboro life awaits you!

A choice location, steps to trendy restaurants, cafes, boutiques and artisanal bakeries of both Westboro & Wellington Villages. Excellent school district, one block to wooded Hampton Park walking trail.

Situated on a quiet tree lined street, this delightful 2+1 bedroom sunfilled home has been well cared for. The foyer welcomes you to an inviting living room open to the dining area, featuring refinished hardwood floors, a large picture window and patio door that flood the space with abundant natural light. The bright eat-in kitchen offers sleek black stainless appliances, pot lights, plus a bonus breakfast bar

that comfortably seats 3. A powder room rounds out this level. Upstairs there are two roomy bedrooms with hardwood floors and a beautifully remodelled 4 piece bath with soothing soaker tub. The fully finished basement with laminate floors expands your living with a family room & cozy gas fireplace, a bedroom for guests, teen or home office, a 3 piece bath and separate laundry room. Handy side entrance with direct access to main & basement levels.

This home is complimented by a tranquil, private backyard with floating deck surrounded by perennial gardens and mature trees. Convenient storage shed. Beautifully presented, move right in and enjoy!



**INCLUSIONS:**

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer
- Dryer
- Window Blinds

**Lot Size:**

37.5' FR x 100' D

**Property Taxes:**

\$6,133.54 [2021]

**Possession Date:**

TBA/ 90-120 Days

**Heating:**

Forced Air/Natural Gas

**Cooling:**

Central Air Conditioning

**Rented Equipment:**

Hot Water Heater  
\$33.73/mth;  
Gas Furnace \$112/mth

**Utility Costs:**

GAS: \$980/yr  
WATER: \$760/yr  
HYDRO: \$104/mth—  
equal billing.

**Electrical Service:**

200 amps

**HOME IMPROVEMENTS:**

- **2021:** Living room “Zebra” shade for window. Painting of main floor, stairway walls & basement family room. New Washer.
- **2020:** Roller shades for basement windows. Sump pump back up battery system installed.
- **2019:** Ice melting cables installed on north and south sides of roof. Hardwood floor on main level refinished. Picture window installed in living room. New furnace (rental) and humidifier installed.
- **2018:** Driveway paved and eavestroughing replaced.
- **2017:** Kitchen appliances.
- **2016:** New “floating” rear deck .
- **2014:** Patio door in dining room replaced.
- **2013:** 2nd level bathroom remodelled including Insulation and new window for dormer. New windows both bedrooms. Hardwood installed at top of stairs and bedroom 2.
- **2011:** Central A/C installed.
- **2009:** Roof re-shingled & soy foam insulation blown into roof.
- **2007:** Kitchen renovated with some insulation for corner walls. Foundation excavated and wrapped; new weeping tile system. Basement Renovation: basement insulated & finished w/ sump pump in laundry rm; 3 piece bath; Family room includes egress window & gas fireplace. Bedroom 3 including large clothes closet.

**LEVELS ROOMS DIMENSIONS**

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	9’3” x 4’8”
Main	Living Room	12’4” x 11’5”
Main	Dining Room	11’10” x 11’1”
Main	Kitchen	11’9” x 11’7”
Main	Powder Room	
Second	Primary Bedroom	13’8” x 12’1”
Second	Bedroom 2	13’3” x 9’3”
Second	4 Piece Bath	7’6” x 4’10”
Basement	Family Room	20’8” x 11’3”
Basement	Bedroom 3/Office	13” x 9’9”
Basement	Laundry	6’9” x 5’4”
Basement	3 Piece Bath	8’4” x 4’3”
Basement	Storage	

