

3 BLAKLEY AVENUE

Junction North • Property Highlights & Improvements

PRIVATE & PEACEFUL
Quiet cul-de-sac with no house behind

BACKYARD OASIS
Fenced yard + 2022 hot tub

LOCATION
Gaffney Trail • Playground • Stockyards
& Junction

EXTERIOR & MAJOR IMPROVEMENTS

- **2025:** Peak roof and mudroom roof replaced.
- **2022:** Hot tub added with upgraded higher-voltage electrical and dedicated cement pad.
- **2021:** Back deck replaced.
- **2020:** Front deck replaced.
- **2018:** Flat roof replaced.
- Newer energy-efficient windows.
- Private, fully fenced backyard with no house directly behind.
- Insulated storage shed on a concrete slab.
- Large front mudroom with its own heater.

INTERIOR UPDATES

- **2018 Kitchen:** Quartz countertop, sink and backsplash.
- **2018:** Pot lights throughout main floor.
- **2018:** New hardwood floors in living room.
- **2018:** Stairs and railing updated.
- **2018:** Completely new basement bathroom with tub.
- **2018:** Stove.
- **2026:** Dishwasher.

SMART & FLEXIBLE LIVING

- Private back entrance with direct access to the hot tub and easy access to the basement bathroom—ideal for coming in from the backyard without tracking water through the home.
- Back entrance offers future potential for an income suite; plumbing is already in place for a washer/dryer and a sink is installed.
- Finished basement with approximately 6'3" ceilings, except beneath ducts.
- Dedicated basement office nook for working from home, homework, toys or extra storage.

THE NEIGHBOURHOOD

- Quiet cul-de-sac tucked off another cul-de-sac.
- Gaffney nature trail is at the end of the street.
- Playground directly across the street.
- Family-friendly neighbourhood with lots of young families.
- Walk to the Stockyards, Walmart, Home Depot, Canadian Tire, Metro, Junction shops and restaurants.
- Three breweries within walking distance.

TRANSIT & CONNECTIVITY

- Approx. 10-minute walk to the St Clair streetcar.
- Multiple buses provide access to Runnymede Station in approximately 10–15 minutes.
- Direct bus at the corner to Mount Dennis UP Express and Eglinton Crosstown LRT connections.
- Walk to the planned St Clair/Old Weston UP Express station, targeted for 2029.

A HOME THAT HAS BEEN THOUGHTFULLY UPDATED. From the rooflines and decks outside to the kitchen, flooring and basement inside, the improvements combine practical upgrades with the flexibility today's buyers want.

Information is provided for marketing purposes and should be independently verified by the buyer and buyer's representatives.