

WELCOME TO

354 Britannia Avenue

www.354Britannia.com



Marek Kloda
Broker



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Working For You!

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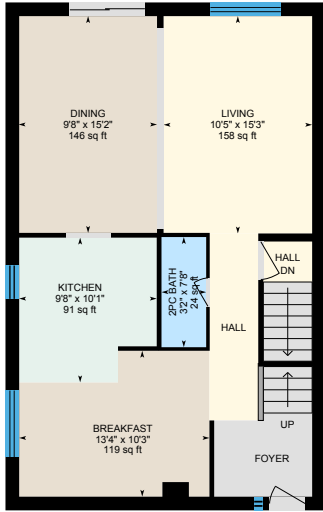


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

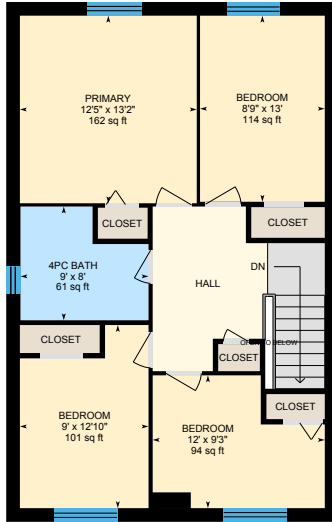


Shawn Zigelstein
Broker

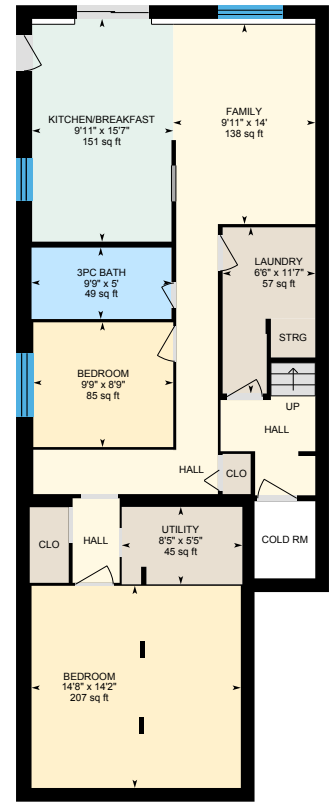
354 Britannia Ave, Bradford West Gwillimbury



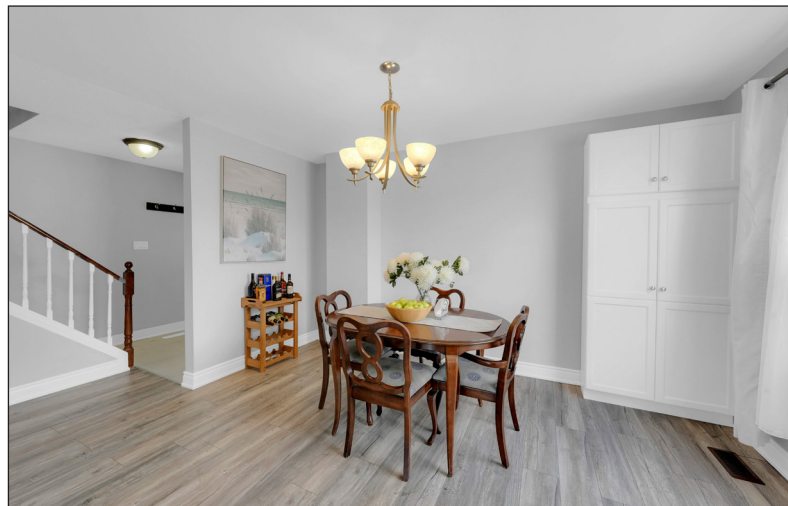
Main Floor
Exterior Area 796.27 sq ft



2nd Floor
Exterior Area 841.20 sq ft



Basement (Below Grade)
Exterior Area 1106.86 sq ft





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Fred C Cook PS

Designated Catchment School
Grades PK to 8
20 Fletcher St

Bradford DHS

Designated Catchment School
Grades 9 to 12
70 Professor Day Dr

É Élém La Source

Designated Catchment School
Grades PK to 6
70 Madeline Dr

ÉS Roméo Dallaire

Designated Catchment School
Grades 7 to 12
736 Essa Rd

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. Marie of the Incarnation School

Grades PK to 8
105 Colborne St

ÉÉC Jean-Béliveau

Grades PK to 6
19300 2nd Concession Rd

Holy Trinity HS

Grades 9 to 12
100 Melbourne Dr

ÉSC Renaissance

Grades 7 to 12
700 Bloomington Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



King Christian School

Grades K to 8
19740 Bathurst St

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Legion Park
122 Wood Crescent



2 mins



Jackson Park
Stoddart Ct



15 mins



Lions Park
226 Colbourne St



9 mins

FACILITIES WITHIN A 20 MINUTE WALK

5 Playgrounds
4 Tennis Courts
1 Ball Diamond
1 Trail



TRANSIT

For convenient travel around the city, public transit is accessible from this home.



Nearest Rail Transit Stop
Bradford GO



15 mins



Nearest Street Level Transit Stop
Barrie St. @ 8th Line



12 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 11.0km.



Southlake Regional Health Centre
596 Davis Dr



Fire Station
75 Melbourne Drive



Police Station
81 Melbourne Drive

HoodQ

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Welcome To Your Dream Home In The Heart Of Bradford With Over 2000 Sq Ft Of Finished Living Space And Over \$50K In Recent Improvements! This Stunning, Updated 2-Storey Single-Family Home Offers 3 + 2 Bedrooms, 3 Bathrooms, And A Legal Basement Apartment!!! Perfect For Generating Extra Income Or Hosting Extended Family!

Step Inside To An Open-Concept Main Level Featuring Brand-New Floors (2024), A Modern Kitchen With Fresh Cabinets And Quartz Countertops (2023), And An Inviting Dining/Living Room That Opens Onto An Expansive 21-Foot Deck, Overlooking Sloping Backyard, Perfect For Entertaining!

Upstairs, You'll Find A Spacious Primary With Three Additional Bedrooms, And A Newly Renovated 4-Piece Bathroom (2018). The Basement Boasts Luxury Moduleo Vinyl Flooring, Updated Windows (2019), A Dine-In Kitchen, Cozy Living Room, And 2 Bedrooms, Along With A 3-Piece Bathroom With Walk-In Shower Plus A Convenient Laundry Room. Additionally, For All The Garden Lovers, The Backyard Has An Extra Fertile Garden Soil Transported From Nearby Holland Marsh!

Recent Upgrades Include A New Furnace (2019), Garage Door (2022), And Front Doors (2023), Ensuring Peace Of Mind For Years To Come! Situated In A Friendly Neighborhood, This Home Is Close To The GO Train, Schools, Parks, Shopping, And Major Highways!

Come And See This Exceptional Home Today – You Won't Be Disappointed!

All Existing Appliances: Whirlpool White Built-In Dishwasher, KitchenAid White Stove, Kenmore White French Door Fridge, White Built-In Microwave, GE White Washer and Maytag White Dryer, Basement Appliances: Kenmore White Stove, Kenmore White Fridge, RCA Stand alone Microwave, Furnace, AC

Excluded: TVs And Brackets In The Basement | Rental: Hot Water Tank

Taxes: \$4,452.71/2024 | Lot: 30 ft x 150 ft

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