

Property Features for **154 Third Avenue, Shelburne**

Exterior

- Red brick century home
- 2 car detached garage/shop
- New back deck (2019)
- Back yard with fire pit
- Landscaped gardens
- Large balcony on 2nd floor

Interior

- 3 bedrooms
- 2.5 bathrooms
- Open plan kitchen/dining
- Family room
- Enclosed porch
- Finished cellar
- 9ft ceilings
- Original pine hardwood floors
- New paint in kitchen, family room, bedrooms (2018)

Kitchen/dining

- New cherry countertops (2018)
- Breakfast bar

Second floor

- Laundry room
- 3pc bathroom
- 2 guest bedrooms
- Walk out to balcony

Master bedroom (3rd floor)

- Spacious suite
- Walk in closet
- Spa like bathroom with walk up jacuzzi tub and separate shower
- Double sided gas fireplace
- A/C unit

The Area

- Steps from Centre Dufferin District High School, Hyland Heights Elementary School and Hyland Park baseball diamond
- Walking distance to Historic Downtown Shelburne
- 1 hour from Toronto Pearson Airport

