



**CHRISTENSEN**  
REAL ESTATE GROUP

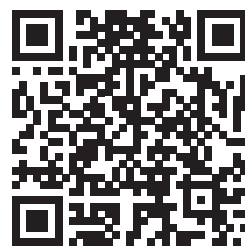


UNIT 2 | ETOBICOKE

115 Long Branch Avenue



# Welcome Home



FOR MORE  
PHOTOS + DETAILS

Welcome to 2-115 Long Branch Avenue, a spacious 3-bedroom, 3-bathroom townhome in one of Etobicoke's best family-oriented neighbourhoods. This bright, spacious unit offers a functional and flexible home for a dynamic range of buyers.

Ascending to the second floor, you are greeted by a warm, open living room adjacent to a gorgeous kitchen replete with modern appliances and a dedicated dining area. Throughout the home contemporary pendant lighting compliments the already-exceptional incoming natural light.

Another stand-out feature of this property is the master bedroom, which has been recently updated to reflect leading design tastes. Beyond elevating the home's livability, these upgrades distinguish the property from others in the same building, uplifting future appreciation potential.

Boasting exceptional views of the surrounding community, a private rooftop terrace and garden offer ample opportunities for relaxation and socializing with family or guests. On-site visitor parking further compliments hosting abilities.

Overflowing with suburban charm, Long Branch is a down-to-earth lakeside neighbourhood that's experiencing an exciting revitalization. In addition to essential amenities, locally-owned restaurants, bars, cafes, and boutique shops line Lake Shore Blvd, offering unparalleled convenience.

Just down the street, Long Branch GO Station offers regular train service into central Toronto, connecting commuters to Union Station in under 25 minutes. Frequent travellers will appreciate the neighbourhood's proximity to Pearson International Airport, which is less than 15 minutes by vehicle.





**STAND OUT FEATURES**

- Builder: Minto Developments
- Underground parking stall with bicycle storage
- Sunny rooftop terrace with gas line and water bib
- Updated primary ensuite
- Walking distance to Lake shore blvd, retail and lake

**PARKING:** One underground spot

**LOCKER:** One locker

**BICYCLE STORAGE:** One space

**MAINTENANCE FEE:** \$549.17

**RENTAL ITEMS:** furnace & water heater rented as a bundle for \$110.45/month

**EXCLUSIONS:** None

**TAXES:** 4779.92 (2023)

**SQUARE FOOTAGE:** 1,400-1,599 square feet.



**LIVING ROOM**

- Open Concept
- Large Windows
- Walk-out to balcony with seating for two
- Pot Lights

**DINING ROOM**

- Open Concept
- Large windows
- Walk-out to balcony with seating for two
- Designer light fixture

**KITCHEN**

- Stone countertop
- Designer tile backsplash
- Large island with storage and seating for three
- Full size stainless steel gas stove with gas range
- Stainless steel dishwasher
- Stainless steel built in microwave
- Stainless steel sink with chrome hardware
- Full size stainless steel fidge with ample storage
- Designer Light Fixture / Pot lights



FLOOR 1

FLOOR 2



**PRIMARY BEDROOM**

- Large windows
- Large Closet
- Designer Light fixture

**3-PIECE ENSUITE**

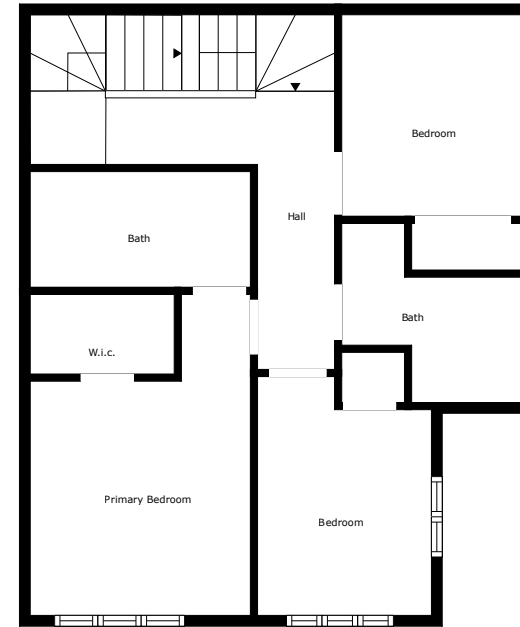
- Large tile floor
- Floating vanity with mirror
- Chrome hardware
- Light fixture

**SECOND BEDROOM**

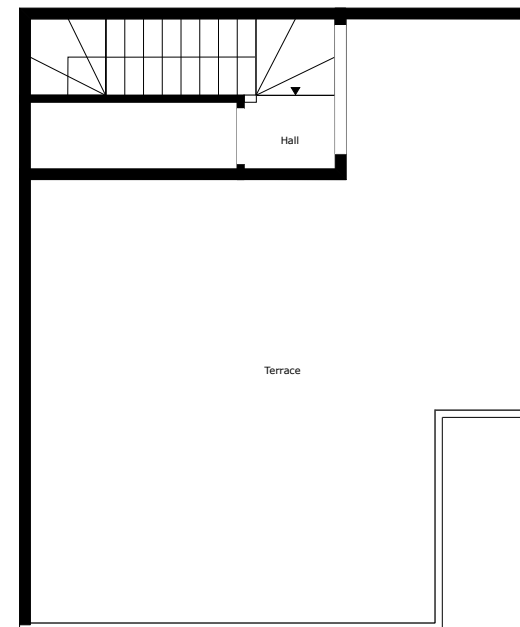
- Large window
- Closet
- Light Fixture

**FAMILY 4-PIECE BATHROOM**

- Large Tile Floor
- Floating vanity with mirror
- Chrome hardware
- Light Fixture



**FLOOR 3**



**FLOOR 4**





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# Ready to Reach Out?

Christensen Real Estate Group  
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This is not intended to solicit buyers or sellers currently under contract.