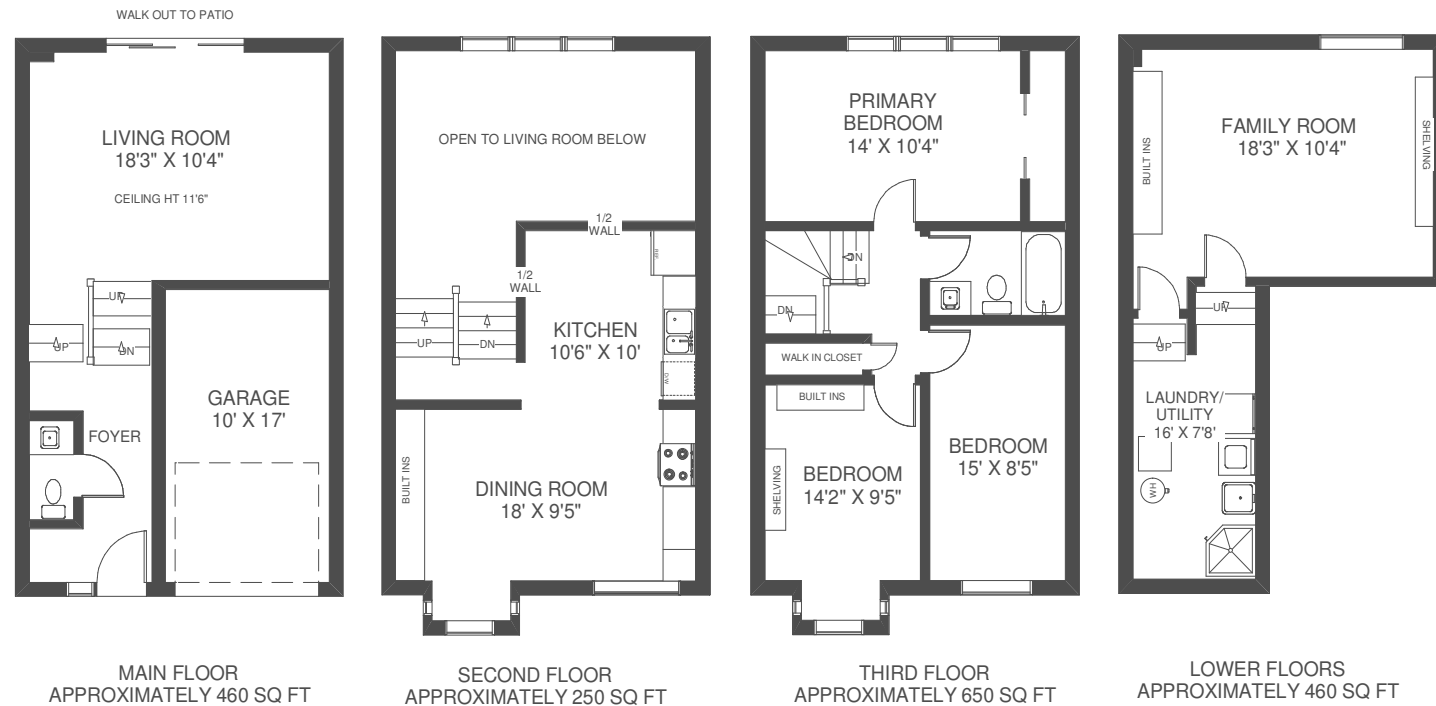




EMMERSON
HOMES



More information available at
www.2bradbrook.com



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Fax: 416.762.8853
2320 Bloor St. West,
Toronto ON M6S 1P



Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.

NICOLE EMMERSON | 416.721.6435 | nicoleemmerson@royallepage.ca | www.theresnoplacelikehome.ca

There's no place like home



EMMERSON
HOMES



Welcome to
4-2 BRADBROOK ROAD



416.721.6435
nicoleemmerson@royallepage.ca

Nicole
EMMERSON
SALES REPRESENTATIVE

Discover the hidden gem of Bradbrook Square, where spacious, multi-level townhomes await. These well-maintained units offer an abundance of space and a flexible, modern layout ideal for a variety of lifestyles.

Unit 2 is a standout, newly renovated to showcase a trendy, industrial-inspired vibe. With sleek finishes and contemporary touches, it perfectly blends style and functionality.

Key features include:

- Oodles of natural light
- Generous foyer with slate style floors, storage nook & powder room
- Cool industrial style kitchen with retro vibe, concrete floors, brick accent wall, SS moveable island
- Living Room offers soaring 11 foot ceilings
- Kitchen overlooks living room down below
- Walk out from living room to private patio
- Bright primary bedroom with massive his/hers walk-in closet and sliding barn doors
- Two additional west facing bedrooms
- Brand new bathrooms
- Spacious lower level family room ideal for a kids hangout or WFH set up
- Built-in garage
- 2 car parking
- Private green space on the property available to all residents

Neighborhood Amenities:

- Access to TTC one block south to the Queensway
- 10 mins north on Islington to Bloor line subway
- Walking distance to a variety of shops, grocery stores, restaurants, LCBO and Cineplex Theater heading north on Islington and both east and west along the Queensway
- 10 minute drive west to IKEA and Sherway Gardens shopping mall
- 2 mins south to Gardiner Expressway
- 10 minutes south to the lake and Colonel Samuel Smith Park/Humber College

Neighborhood Schools

Toronto District School Board

- Castlebar Junior School
- Norseman Junior Middle School
- Etobicoke Collegiate Institute (Secondary School)
- Etobicoke School of the Arts through application

Catholic District School Board

- Holy Angels JK-8
- St. Marguerite D'youville – all French Elementary
- Bishop Allen SS
- Father John Redmond SS through special programs/ application lottery

4-2 BRADBROOK ROAD



Welcome