

# 261 CHURCH STREET SOUTH



## QUICK FACTS

- Three Bedroom bungalow home
- Lower level with 3 bedrooms & Kitchen
- Large Lot - 57 x 88 Ft
- Opportunity to renovate or re-build
- Entertaining backyard



Visit: [www.261churchsts.com](http://www.261churchsts.com)



# 5 Notables



1. New Roof
2. Two Kitchens
3. Solarium
4. 5 car parking with garage
5. Steps to the town of Richmond Hill



# Family home in the town of Richmond Hill

Exciting opportunity to renovate or build your ideal home in a neighborhood with clear potential for growth and new developments. This spacious bungalow being sold "as is" sits on a generous lot and features a large formal living and dining area, hardwood floors throughout, and three sizable bedrooms along with three bathrooms. Convenient laundry room is located on the lower floor. The finished walk-out basement includes three additional bedrooms, 2nd Kitchen and family room, two exit doors, and a utility room. Enjoy easy access to YRT public transportation, as well as local amenities such as a library, wave pool, shopping center, restaurants, schools, a hospital, HWY 407 & 404, and parks, all within the charming community of Richmond Hill. The property also boasts a glass solarium, a lovely backyard for entertaining, and fruit trees.

## Inclusions:

Two Stoves [Gas And Electrical],  
One Dryer, Fridge, Two DW,  
Freezer, Backyard Shed With Light,  
All Electrical Light Fixtures, Window  
Coverings, Garage, and California  
Shutters.

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**The Town of Richmond hill** has a unique charm that allows for a mix of restaurants, retail, north of the city. This home, has excellent access to parks, schools, dining, highways, transit and grocery stores, that you could ever dream of!



# The Neighbour Vibe

Richmond Hill

**8.0**  
walk score

**Schools**  
**9.0**

- Alexander MacKenzie
- Beverley Acres PS
- Michaelle Jean PS
- St. Joseph Catholic
- Brebauf College
- Discovery Academy
- Quantum Academy

**8.5**  
public transit

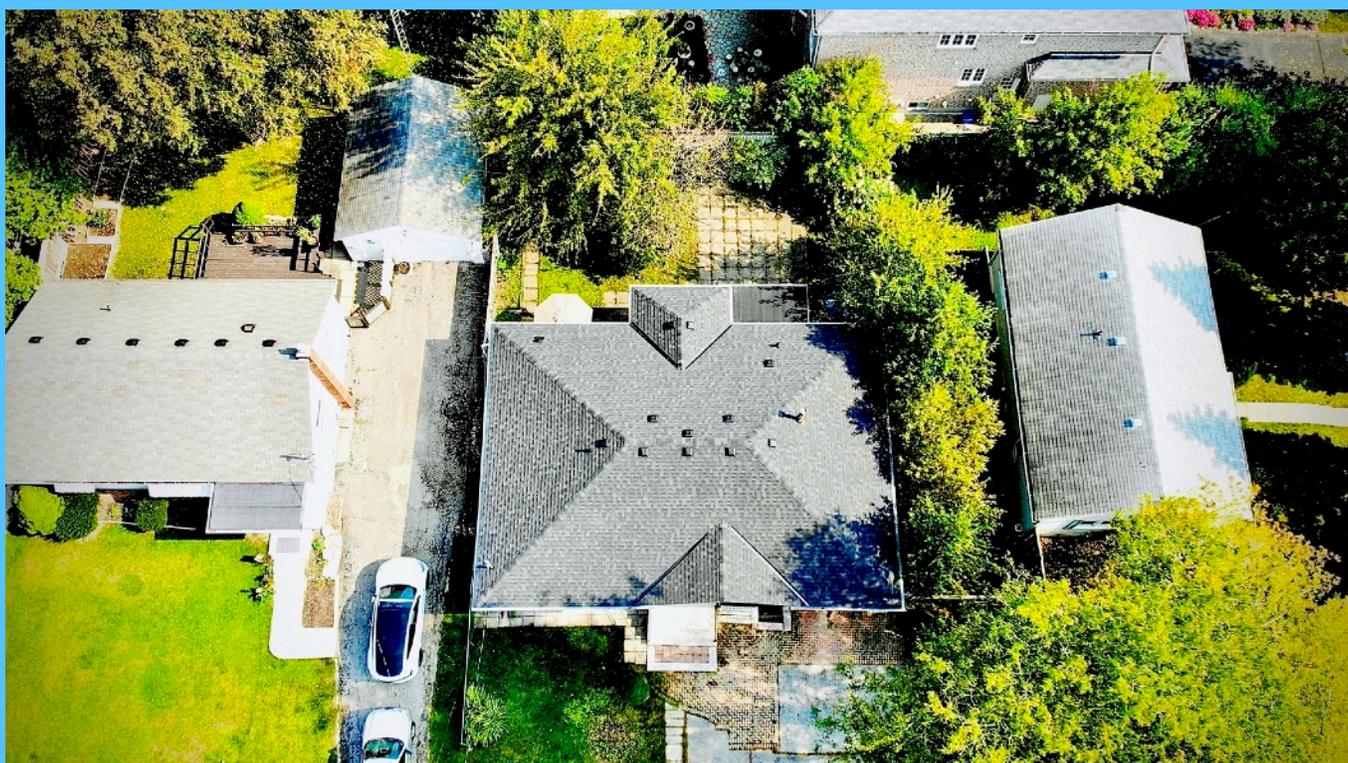
**9.5**  
safety

**8.1**  
parks

**9.5**  
convenience

**10**  
restaurants

**8.1**  
high schools



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