



**3+1 Bedrooms
3 Bathrooms**

\$949,333

**64 Botany Hill Rd W
Toronto, Ontario M1G 3K5**

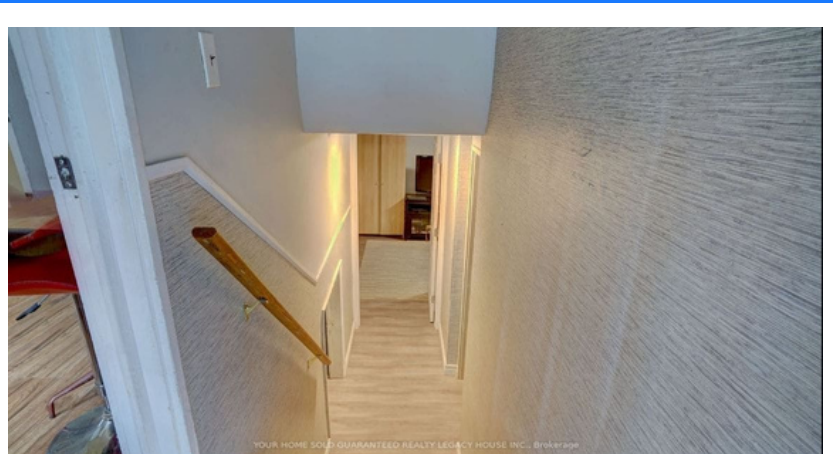


www.mariodanielsconza.com



416-760-0306

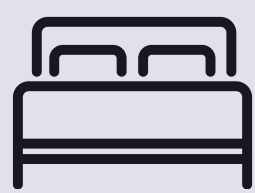
64 Botany Hill Rd W



ABOUT THE HOME

Step into the welcoming embrace of this charming 3+1 bedroom, 3 bathroom detached sidesplit. Nestled in a serene, family-oriented neighborhood, this all-brick home offers peace and tranquility. The separate entrance leads to a fully finished basement apartment complete with a kitchen, bedroom, and full bath, offering endless possibilities for rental income or an in-law suite. Enjoy spacious bedrooms boasting large windows and beautiful hardwood floors, creating a warm and inviting atmosphere throughout the home. Say goodbye to carpets as this home is carpet-free, offering easy maintenance and a modern aesthetic. Ideal for investors or those seeking additional income, this home presents a lucrative opportunity with its in-law suite potential.

FEATURES



3+1
 Bedrooms



3
 Bathrooms



3
 Parking Spaces

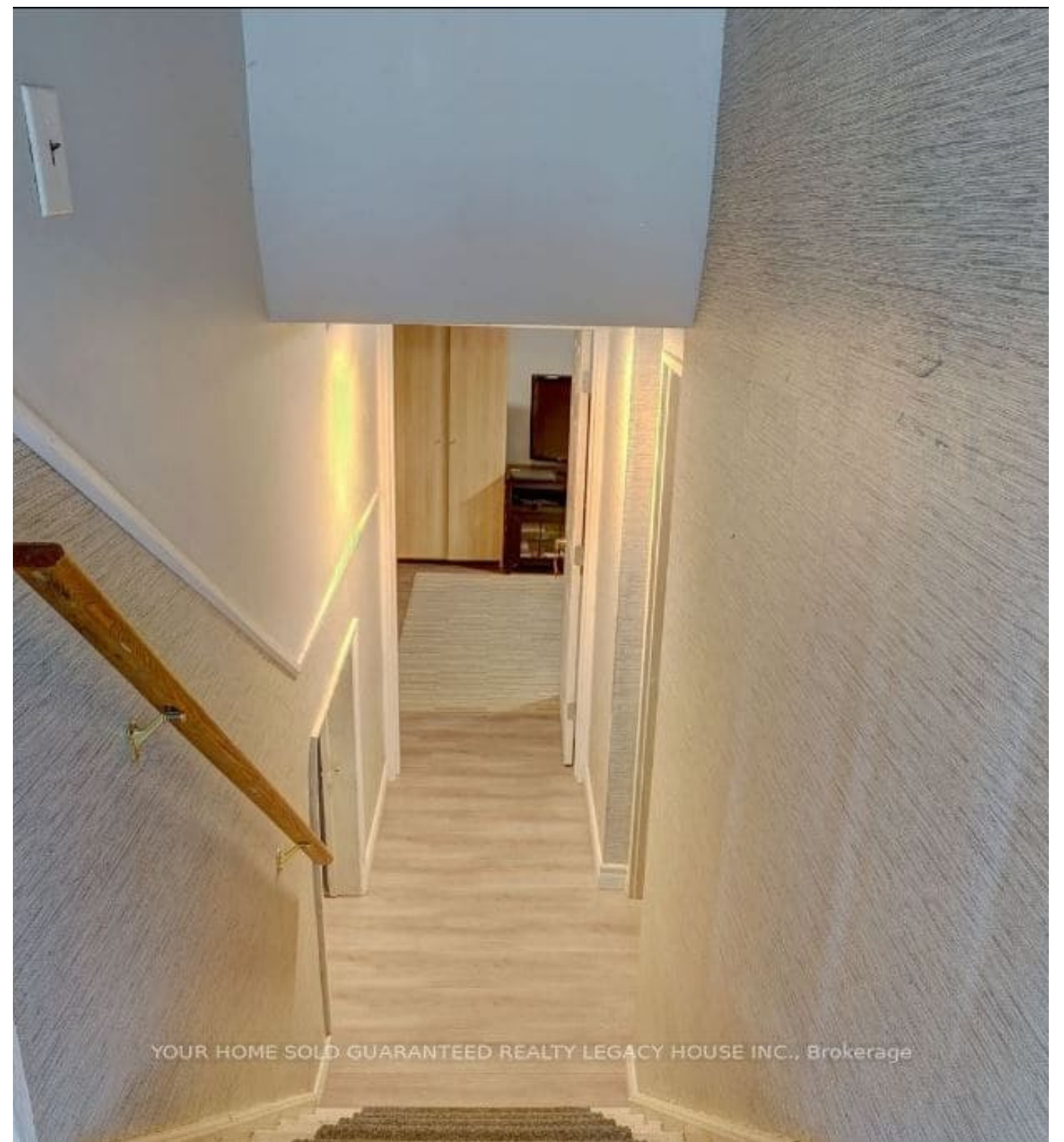
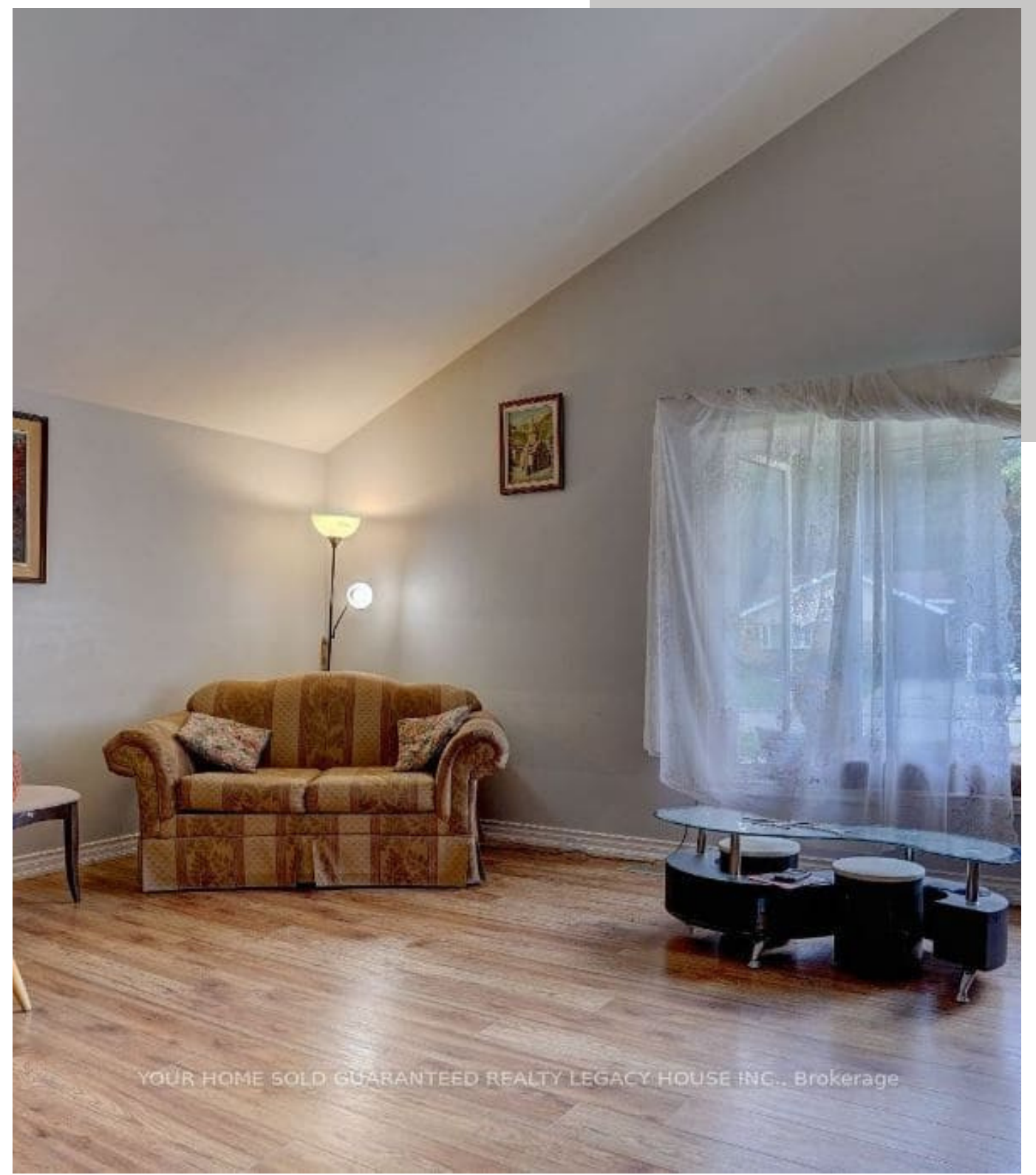
Call or Text



www.mariodanielsconza.com



416-760-0306





27 QUICK AND EASY FIX UPS TO SELL YOUR HOME FAST AND FOR TOP DOLLAR

Because your home may well be your largest asset, selling it is probably one of the most important decisions you will make in your life. And once you have made that decision, you'll want to sell your home for the highest price in the shortest time possible without compromising your sanity. Before you place your home on the market, here's a way to help you to be as prepared as possible. To assist homesellers, a new industry report has just been released called "27 Valuable Tips That You Should Know to Get Your Home Sold Fast and for Top Dollar." It tackles the important issues you need to know to make your home competitive in today's tough, aggressive marketplace. Through these 27 tips you will discover how to protect and capitalize on your most important investment, reduce stress, be in control of your situation, and make the best profit possible. **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1023. Get your free special report NOW.**

BUYER BEWARE: 13 EXTRA COSTS TO BE AWARE OF BEFORE BUYING A HOME

Whether you're looking to buy your first home, or trading up to a larger one, there are many costs - on top of the purchase price - that you must figure into your calculation of affordability. These extra fees, such as taxes and other additional costs, could surprise you with an unwanted financial nightmare on closing day if you're not informed and prepared. To help homebuyers understand what these extra costs are, and in what situations they may apply, a free industry report has been prepared called "13 Extra Costs to Be Aware of Before Buying a Home." **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1008. Get your free special report NOW to make sure you're budgeting properly for your next move.**

6 COSTLY MISTAKES TO AVOID BEFORE BUYING A HOME

A new report has just been released which identifies the 6 most common and costly mistakes that homebuyers make before buying a home. In answer to this issue, Industry Insiders have prepared a FREE special report entitled "6 Things You Must Know Before You Buy". Having the right information before hand can undoubtedly make a major difference in this critical negotiation. **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1004. Get your free special report NOW to find out what you need to know before you buy a home.**

This report is courtesy of mariodanielsconzareaalestatebrokerexprealty. Not intended to solicit buyers or sellers currently under contract. Copyright © 2022





27 Quick and Easy Fix Ups to Sell Your Home Fast and for Top Dollar



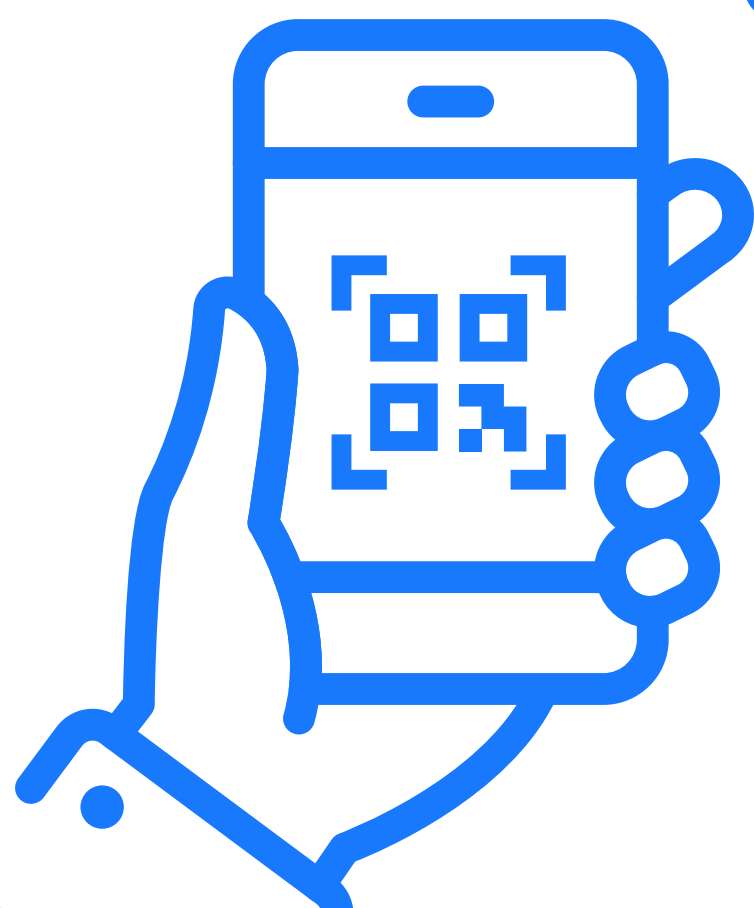
BUYER BEWARE: 13 Extra Costs to be Aware of Before Buying a Home



6 Costly Mistakes to Avoid Before Buying a Home



SCAN QR CODE!





mario daniel sconza
Real Estate Broker
416-760-0306
www.mariodanielsconza.com

