



## DENNY BLAINE

\$1,445,000

116 - 37th Avenue East

Striking and sophisticated modern home in Denny Blaine with superb and elegant finishes throughout. Completely renovated main and lower levels and new upper floor with in-floor heat on the main and upper levels. Gourmet kitchen with Carrara marble counters on island and backsplash and stainless appliances. Four bedrooms up with large windows and abundant light. Finished lower level with cork floors, media room, full bath, storage and garage - possible MIL or nanny's quarters. Fabulous rear yard, with large patio and lovely garden/play space.

- 3,743 SF
- 4 Bedrooms
- 3.5 Bath
- Heat - Radiant
- MLS#663652
- Roof - Flat
- Year Built: 1947 + top floor new
- Taxes: \$5,688 (2014)
- Lot Size: 5,150 SF



For more information or tour contact:  
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*Buyers should verify any interest of concern to buyer's satisfaction. Sellers, listing agent and Gerrard Beattie Knapp LLC make no warranties of any kind, either expressed or implied.*

