



2E SHAMROCK AVE

LONG BRANCH, TORONTO

MIDNIGHT

Checkmate

PROPERTY OVERVIEW



- Discover the perfect blend of luxury and convenience at Shamrock! This move-in-ready home offers over 3,000 sq. ft. of total living space, a private driveway, and the peace of mind of a Tarion warranty, built by the renowned Midnight.
- Located in Long Branch, this is one of the last approved severances in the area. Enjoy a short stroll or bike ride to the water, explore scenic trails, and experience a vibrant community. Nearby amenities include parks, Sherway Gardens Mall, restaurants, gyms, schools, dental offices, coffee shops, libraries, salons, and more!



WHY BUY A MIDNIGHT BUILD?



Since 2017, Midnight has been crafting luxury homes for our clients, and now we're bringing that same level of elegance and quality to our rental properties.

With our new direction into the rental market, spanning both multiplexes and rental communities, Midnight is planning to add over 1500 units, redefining the rental experience.

Lease directly with Midnight for a seamless property management journey and make your next move a checkmate!



REASONS YOU'LL FALL

IN LOVE

WITH THIS HOME



4+1 BEDROOMS



5 BATHROOMS



1 CAR GARAGE
*2 driveway parking spots



25 x 150 FT Lot

APPROX 3,000 SQFT OF LIVING SPACE

HOME FINISHES

Main Floor

- Porcelain slab built-in electric fireplace
- Slat divider
- Dark accent Wall paneling
- Electric fireplace in Living Room

Powder Room

- Custom vanity
- Wall-mounted toilet
- Wall panelling & dark paint

Upstairs

- Wall sconces in all upper washrooms
- Heated floors & soaker tub in primary ensuite
- Ensuites in primary & secondary bedrooms
- Laundry room with extra cabinetry
- Skylight for natural brightness

Kitchen

- Upgraded Bosch appliances
- Ceiling-height kitchen cabinets
- Extra cabinetry for large island (12' x 3'6")
- Quartz waterfall island
- Full quartz backsplash
- Venetian plaster over panelled range hood
- Walk-in pantry
- Wall sconces
- Pot filler

Rec Room:

- Electric fireplace with wall paneling design
- Wet bar rough-in
- Double sliding doors to backyard
- Mudroom with built-in cabinetry with flush doors & bench

2E SHAMROCK

Over \$150k of upgrades throughout.

THE FLOORPLANS

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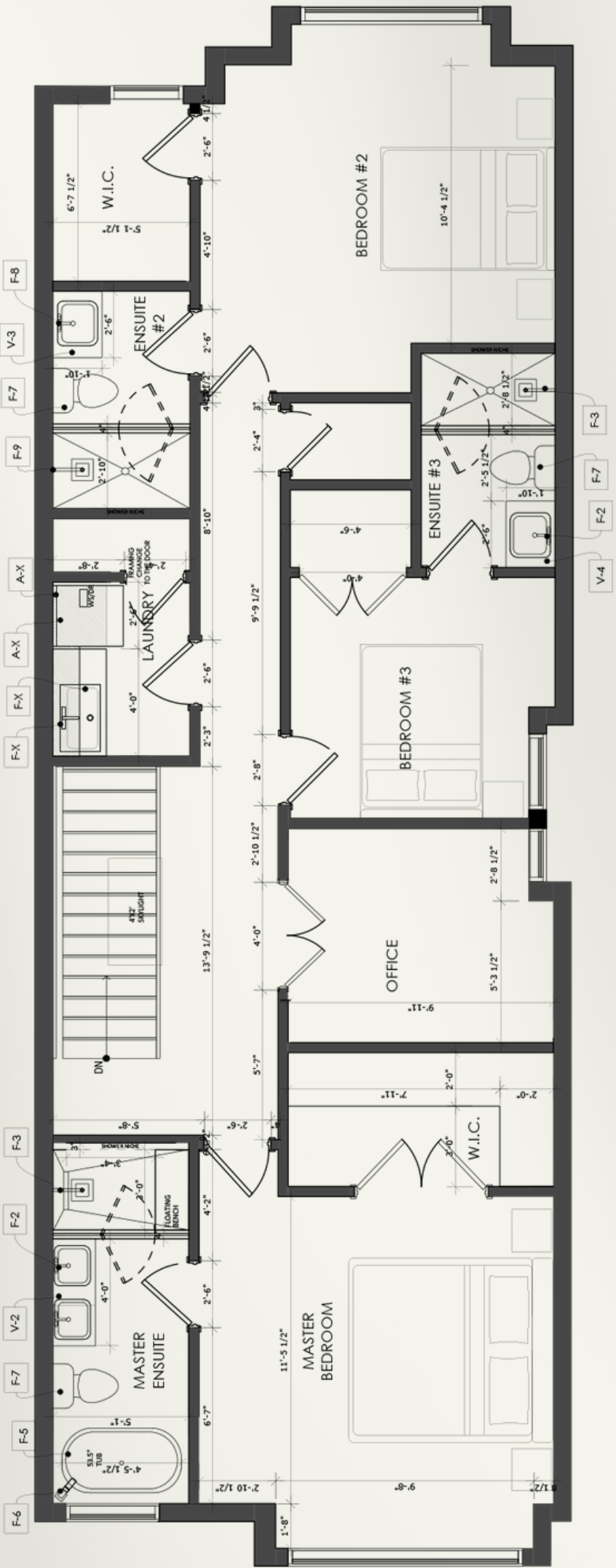
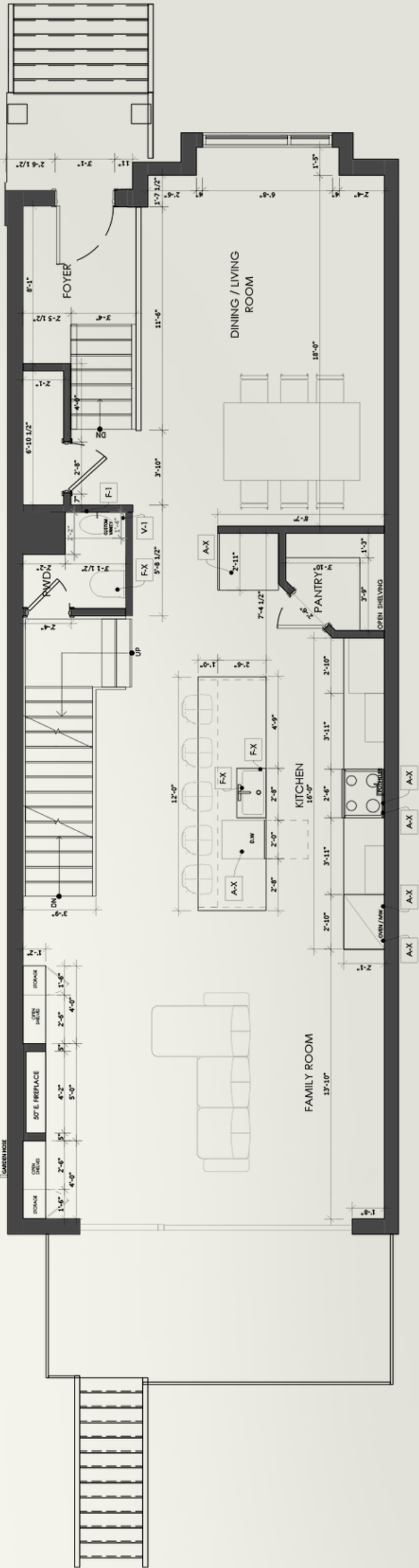
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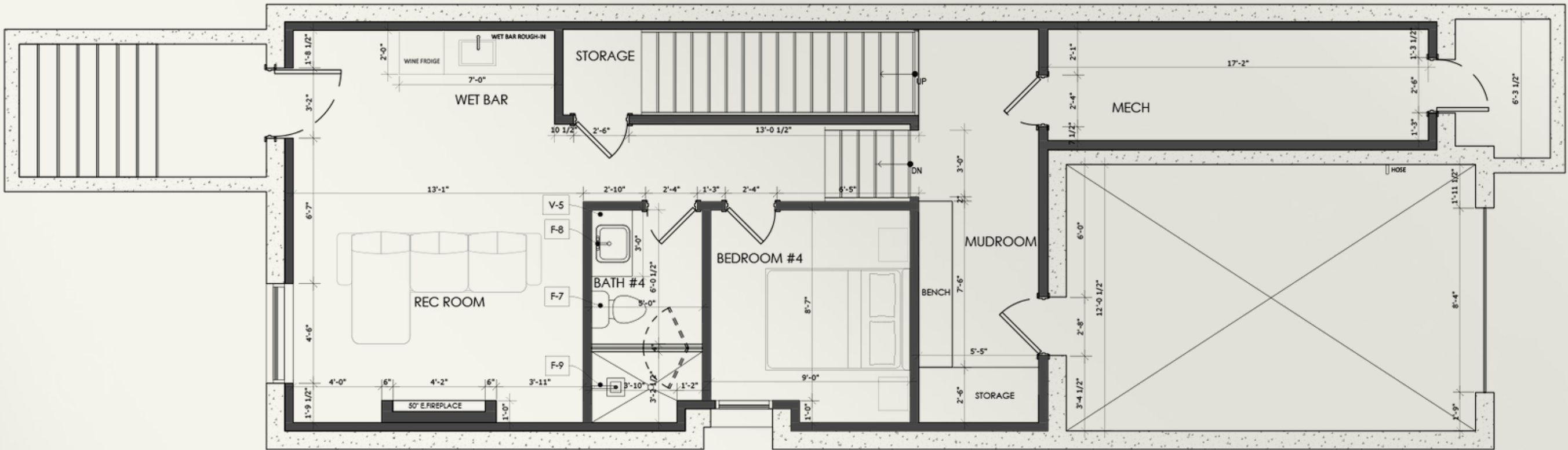
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MAIN FLOOR

SECOND FLOOR



LOWER LEVEL





CONTACT THE MIDNIGHT TEAM TODAY!

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MIDNIGHT
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