

	22 Windsor Ave Toronto Ontario M1N1A8 Toronto E06 Birchcliffe-Cliffside Toronto 121-28-S SPIS: N Taxes: \$4,107.20 / 2016 DOM: 0 List: \$989,000 For: Sale
	Detached Front On: N 1 1/2 Storey Acre: Rms: 5 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
	Lot: 45.33 x 39.45 Feet Irreg: Dir/Cross St: Fallingbrook & Courcelette

MLS#: E3865888 Contract Date: 7/07/2017 Possession: 30-60/Tba PIN#:

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 100+ Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Alum Siding / Shingle Drive: Private Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 2 Tot Prk Spcs: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.70	x 15.22	Hardwood Floor	Fireplace	California Shutters
2	Dining	Main	15.22	x 8.66	Hardwood Floor	Formal Rm	
3	Kitchen	Main	18.27	x 11.64	Breakfast Bar	Greenhouse Window	Renovated
4	Master	2nd	12.79	x 10.76	Hardwood Floor	B/I Closet	Large Window
5	2nd Br	2nd	14.20	x 10.20	Hardwood Floor	Large Window	
6	Rec	Bsmt	20.43	x 12.17	Heated Floor	Ceramic Floor	Irregular Rm
7	3rd Br	Bsmt	11.81	x 6.63	Heated Floor		
8	Laundry	Bsmt					

Client Remks: Courcelette Ps District. Charming Home Is Perfect For A Young Family, Retirees, Singles...! Low Maintenance Yard. Tandem 2 Car Pkg. Lovely Separate Dr With Almost Floor To Ceiling Window. Bsmt Has A Roughed In Kitchen So Easily Converts To A Separate Apt If Desired. Kit Is Newly Renovated And Is A Hub For Family Life. Gated Driveway Provides Fully Fenced Yard. Perennial Gardens. Heated Flrs In Bsmt. O/S Wired For Speakers. **Pics/Tour Here By Saturday. Open W/End

Extras: Existing Fridge, Stove, Dishwasher, Washer, Dryer. All Existing Elfs. Secondary Wall A/C On Second Flr, Easy Walk To One Of The Best Public Schools In The Gta (As Per Fraser Institute). Fresh And Bright. Heated Flrs In Basement (Except Lr)

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY, BROKERAGE **Ph: 416-690-5100**

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