

	<p><b>27 Crescentwood Rd</b> <span style="float: right;"><b>List: \$2,379,000 For: Sale</b></span>  <b>Toronto Ontario M1N1C9</b>                  Toronto E06 Birchcliffe-Cliffside Toronto 121-29-R  <b>SPIS: N</b> <span style="margin-left: 100px;"><b>Taxes: \$8,078.07 / 2019</b></span> <span style="float: right;"><b>DOM: 0</b></span></p>
	<p>Detached <span style="margin-left: 150px;"><b>Front On: S</b></span> <span style="float: right;"><b>Rms: 7 + 3</b></span>  <b>Link: N</b> <span style="margin-left: 150px;"><b>Acre:</b></span> <span style="float: right;"><b>Bedrooms: 3 + 1</b></span>                  2-Storey <span style="float: right;"><b>Washrooms: 3</b></span>  <span style="float: right;"><b>1x2xMain, 1x4x2nd, 1x3xBsmt</b></span></p> <p><b>Lot: 56 x 418.72 Feet Irreg:</b>  <b>Dir/Cross St: Crescentwood &amp; Lake Ontario</b></p>

**MLS#:** E4519318 **Contract Date:** 7/16/2019 **PIN#:**  
**Possession Remarks:** Tbd

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> Y  <b>Basement:</b> Finished  <b>Fireplace/Stv:</b> Y  <b>Heat:</b> Radiant / Gas  <b>A/C:</b> Wall Unit  <b>Central Vac:</b>  <b>Apx Age:</b>  <b>Apx Sqft:</b>  <b>Assessment:</b>  <b>POTL:</b>  <b>POTL Mo Fee:</b>  <b>Elevator/Lift:</b>  <b>Laundry Lev:</b>  <b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Brick  <b>Drive:</b> Private  <b>Gar/Gar Spcs:</b> Attached / 2.0  <b>Drive Park Spcs:</b> 2  <b>Tot Prk Spcs:</b> 4.0  <b>UFFI:</b>  <b>Pool:</b> None  <b>Energy Cert:</b>  <b>Cert Level:</b>  <b>GreenPIS:</b>  <b>Prop Feat:</b></p>	<p><b>Zoning:</b>  <b>Cable TV:</b>  <b>Hydro:</b>  <b>Gas:</b>  <b>Phone:</b>  <b>Water:</b> Municipal  <b>Water Supply:</b>  <b>Sewer:</b> Sewers  <b>Spec Desig:</b> Unknown  <b>Farm/Ag:</b>  <b>Waterfront:</b>  <b>Retirement:</b>  <b>Oth Struct:</b></p>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	6.22	x 3.71	W/O To Deck	Fireplace	Hardwood Floor
2	Dining	Main	3.97	x 3.14	Crown Moulding	Window	Hardwood Floor
3	Kitchen	Main	3.97	x 2.84	Stainless Steel Appl	B/I Shelves	Ceramic Floor
4	Family	Main	2.87	x 3.71	French Doors	Large Window	Hardwood Floor
5	Master	2nd	4.02	x 4.17	B/I Shelves	Large Window	Hardwood Floor
6	Den	2nd	4.14	x 3.11	French Doors	Large Closet	Hardwood Floor
7	2nd Br	2nd	2.78	x 4.31	B/I Shelves	Large Window	Hardwood Floor
8	3rd Br	2nd	4.02	x 4.75	Window	Closet	Hardwood Floor
9	4th Br	Bsmt	2.03	x 3.91	3 Pc Ensuite	Closet	Hardwood Floor
10	Rec	Bsmt	3.82	x 7.00	Above Grade Window	Fireplace	Hardwood Floor
11	Laundry	Bsmt	2.80	x 2.50	Above Grade Window	Laundry Sink	Tile Floor

**Client Remks:** Extraordinary Curb Appeal & A One-Of-A-Kind Setting. If You Have Dreamed Of Living On The Lake...This Is It! This Beautiful Storybook Family Home Has Breathtaking Views Of The Lake From Almost Every Room. Gorgeous Lush Gardens, Private Drive, And A Rare Double Car Garage! Home Was Originally 4 Bedrooms And Converts Back Easily. Light Filled With Tasteful Updates Throughout - The Perfect Mix Of Charm And Sophistication, It Is Cottage Living Within The City.

**Extras:** Great School District - Washer/Dryer, Fridge, Stove, Dishwasher, Light Fixtures, Window Blinds, Mirrors. Excluded: Drapery And Hardware

**Listing Contracted With:** RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., BROKERAGE **Ph:** 416-699-0303