

	<b>45 Lee Ave</b>		<b>List: \$2,890,000 For: Sale</b>
	<b>Toronto Ontario M4E2P1</b>		
Toronto E02 The Beaches Toronto 121-26-S			
Taxes: / 2019		SPIS: N	Last Status: New
PT LT 1 PL 224E TORONTO PT 1 63R2133; CITY OF DOM: 0			
TORO			
Detached	25 x 114 Feet	Irreg:	Rms: 8 + 4
Link: N	Front On: E		Bedrooms: 3 + 2
3-Storey	Acre:		Washrooms: 4
			1x5xMain, 1x2x2nd, 1x3x3rd, 1x4xBsmt
Dir/Cross St: Queen St E & Lee Ave			

MLS#: Sellers: Robert Clark Contact After Exp: N  
 Holdover: 90 Possession Remarks: TBD Occup: Owner  
 PIN#: ARN#:

<b>Kitchens:</b> 1	<b>Exterior:</b> Stone / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Front Yard	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O / Finished	<b>Gar/Gar Pk Spcs:</b> None / 0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Pk Spcs:</b> 1	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Pk Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b>		<b>Oth Struct:</b>
<b>Phys Hdcp-Eqp:</b>		

#	Room	Level		Description		
1	Library	Main	6.99	x 5.71	W/O To Porch	Gas Fireplace Hardwood Floor
2	2nd Br	Main	5.07	x 2.81	W/O To Deck	Murphy Bed Hardwood Floor
3	3rd Br	Main	4.73	x 2.78	W/O To Deck	W/I Closet Hardwood Floor
4	Dining	2nd	2.94	x 5.70	W/O To Balcony	Gas Fireplace Hardwood Floor
5	Kitchen	2nd	5.18	x 5.70	W/O To Balcony	Centre Island Hardwood Floor
6	Breakfast	2nd	3.09	x 3.85	2 Pc Bath	Skylight Hardwood Floor
7	Family	2nd	5.46	x 5.70	W/O To Balcony	Combined w/Dining Hardwood Floor
8	Master	3rd	8.77	x 5.66	W/O To Balcony	3 Pc Ensuite Large Closet
9	4th Br	Bsmt	2.87	x 3.26	Above Grade Window	Closet Hardwood Floor
10	5th Br	Bsmt	3.68	x 3.26	Above Grade Window	Closet Hardwood Floor
11	Rec	Bsmt	9.49	x 5.15	W/O To Patio	Pot Lights Hardwood Floor

**Client Remks:** Designer-curated home, just steps to the Beach! Enter thru the Grand library w/ Brazilian walnut flrs, b/i bookcases & f/p. Gorgeous private deck off spacious main flr bdrms. Open concept living/dining w/ flr-ceil windows, hrdwd flrs, floating stairs. Reno'd kitchen features SS appliances, custom cabinets & lrg center island. 3rd flr master retreat w skylights & 3 pc ensuite. Finished bsmt w/ 2 bedrooms, gym & sauna. Multi-tiered decks front and back!

**Extras:** Washer/Dryer, Fridge, Stove, Dishwasher, Light Fixtures, Window Blinds. Excluded: Drapery And Hardware

**Brkage Remks:** 2 Hours Notice. Offers Welcome Anytime With 24Hr Irrevocable. Attach Sch B And Pipeda To Offer. Pls Send All Inquires To Bram@TheRichardsGroup.Ca - Dep Payable To "Re/Max Hallmark Richards Group Realty In Trust."

RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., BROKERAGE Ph: 416-699-0303 Fax: 416-981-3212  
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 MARK RICHARDS, Salesperson 416-699-0303

**Contract Date:** 9/03/2019 **Condition:** Appt: TLBO **Ad:** N  
**Expiry Date:** 12/31/2019 **Cond Expiry:** **Escape:**  
**Last Update:** 9/03/2019 **CB Comm:** 2.5% **Original:** \$2,890,000