

	45 Lee Ave		List: \$2,890,000 For: Sale
	Toronto Ontario M4E2P1		
Toronto E02 The Beaches Toronto 121-26-S			
SPIS: N		Taxes: \$9,856.33 / 2019	DOM: 1
Detached		Front On: E	Rms: 8 + 4
Link: N		Acre:	Bedrooms: 3 + 2
3-Storey			Washrooms: 4
			1x5xMain, 1x2x2nd, 1x3x3rd, 1x4xBsmt
Lot: 25 x 114 Feet Irreg:			
Dir/Cross St: Queen St E & Lee Ave			

MLS#: E4564162 Contract Date: 9/03/2019 PIN#:
 Possession Remarks: Tbd

Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Fin W/O / Finished	Gar/Gar Spcs: None / 0.0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 1.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Ag:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev:		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Library	Main	6.99	x 5.71	W/O To Porch	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: Absolutely Exquisite & Breathtaking - This Detached, 3+2 Bed, 4 Bath, 3 Lvl Home Overlooking Kew Park, Is Located On One Of The Beaches' Coveted Streets. The Finest In Finishes & Design With No Detail Overlooked. Featuring Brazilian Floors, Open Concept Living & Dining Room, Floating Staircase, Gourmet Chef Inspired Kitchen W/ Custom Cabinets, Massive Kitchen Island & S/S Appliances. Wrap Up The Day On Your 3rd Floor Master Retreat W Skylights & 3 Pc Ensuite

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

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