

	684 Woodbine Ave Toronto Ontario M4E2J1 Toronto E02 Woodbine Corridor Toronto 121-26-R SPIS: N Taxes: \$4,048.00 / 2020	List: \$899,000 For: Sale DOM: 0
	Semi-Detached Front On: W 2-Storey Acre:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Lot: 18.42 x 137.91 Feet Irreg: Dir/Cross St: Woodbine And Kingston		

MLS#: E4942263 Contract Date: 10/06/2020 PIN#:

Possession Remarks: Tbd		
Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Mutual Gar/Gar Spcs: Detached / 1.0 Drive Park Spcs: 1 Tot Prk Spcs: 2.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.50	x 4.04	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	4.39	x 4.04	Hardwood Floor	Window	Pot Lights
3	Kitchen	Main	3.35	x 4.00	Stainless Steel Appl	Centre Island	Backsplash
4	Master	2nd	4.11	x 3.93	Hardwood Floor	Bay Window	His/Hers Closets
5	2nd Br	2nd	3.11	x 3.23	Hardwood Floor	Window	Closet
6	3rd Br	2nd	3.00	x 3.97	Hardwood Floor	Window	Double Closet
7	Living	Bsmt	2.70	x 3.62	Window	Open Concept	Combined W/Kitchen
8	Kitchen	Bsmt	3.99	x 3.62	Breakfast Bar	Stainless Steel Appl	Pot Lights
9	Br	Bsmt	3.53	x 3.63	Pot Lights	Window	

Client Remks: Gorgeous Upper Beach Home With Income! Bright, Open Concept Main Floor W/ Large Living Room & Dining Room That Leads To Chef's Kitchen W/ Ss Appliances, Centre Island & Tons Of Storage! King-Size Master & Large Bedrooms. Beautiful Hardwood Floors Throughout. Sep Entrance To Fantastic Renovated Bsmt Apt W/ Large Bdrm & Separate Ensuite Laundry. Private Backyard Oasis Behind Garage! Steps To Cassels Park & Schools!

Extras: Ss Fridge (2), Ss Stove(2), B/I Dishwasher(2), B/I Microwave & Range Hood, 2 Front Loading Washers/Dryers, Hwt (Rented). Exclude: Drapery & Drapery Hardware. Bsmt Tenant Is Month-Month.

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