

	<b>175 Willow Ave</b> <b>Toronto Ontario M4E3K4</b> Toronto E02 The Beaches Toronto 121-27-S <b>SPIS: N      Taxes: \$8,167.97 / 2021</b>	<b>List: \$1,979,000 For: Sale</b>  <b>DOM: 1</b>
	Semi-Detached <b>Front On: W</b> 3-Storey <b>Acre:</b>	<b>Rms: 9 + 1</b> <b>Bedrooms: 4</b> <b>Washrooms: 4</b> 1x2xMain, 1x4x2nd, 1x4x2nd, 1x2xBsmt
<b>Lot: 25 x 118.5 Feet</b> <b>Irreg:</b> <b>Dir/Cross St: Willow (South Of Pine) &amp; Queen</b>		

**MLS#: E5166624      Contract Date: 3/25/2021      PIN#:**  
**Possession Remarks: Tbd**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> 0-5 <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>	<b>Exterior:</b> Vinyl Siding <b>Drive:</b> Other <b>Gar/Gar Spcs:</b> None / 0.0 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Fenced Yard, Lake/Pond, Public Transit, School	<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/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b> Garden Shed
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	4.31	x 5.10	Large Window      Pot Lights      Hardwood Floor
2	Dining	Main	4.10	x 4.00	2 Way Fireplace      Pot Lights      Hardwood Floor
3	Kitchen	Main	5.86	x 2.93	Stainless Steel Appl      Centre Island      W/O To Patio
4	Sitting	Main	6.03	x 3.36	2 Way Fireplace      B/I Shelves      W/O To Patio
5	2nd Br	2nd	3.91	x 5.11	Bay Window      Large Closet      Pot Lights
6	3rd Br	2nd	5.87	x 3.08	Large Window      Closet      Pot Lights
7	4th Br	2nd	4.81	x 3.06	Large Window      Large Closet      Pot Lights
8	Laundry	2nd	2.89	x 2.96	Laundry Sink      B/I Shelves
9	Family	In Betwn	4.37	x 5.04	Large Window      Pot Lights      Hardwood Floor
10	Master	3rd	5.93	x 6.28	4 Pc Ensuite      French Doors      W/O To Balcony
11	Rec	Bsmt	3.62	x 4.86	2 Pc Ensuite      B/I Bookcase      Pot Lights

**Client Remks:** Spectacular Extra-Wide Beach Home That Feels Like A Detached! Complete Rebuild In 2016 Plus 1200Sf Addition, Double Wall & Soundproofing On Semi Side. Rare Backsplit Design With Over 3000Sf Of Incredible Space! Grand Living & Dining Rm, Huge Chef's Kitchen W/ Prof 48" Thermador Range/Steam Oven, Oversized Island Ideal For Entertaining! Master Retreat W/ Private Deck & Spa-Like Ensuite. Beautiful Upper Level Family Rm & Soundproof Studio/Rec Rm In Bsmt!  
**Extras:** Landscaped Tiered Front & Back W/ Waterfall Feature, Interlocking Front Pad Parking (Not Permitted). Incl: Ss Fridge, 48" Thermador Range, Dw, Washer/Dryer, Freezer, Blinds, 200-Amp Elec, Hwt (Owned), Central Vac. Excl All Drapery

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