

	28.5 Kippendavie Ave Toronto Ontario M4L 3R4		List: \$1,379,000 For: Sale
	Toronto E02 The Beaches Toronto SPIS: N Taxes: \$5,577.25 / 2020		DOM: 1
Semi-Detached 2 1/2 Storey		Front On: W Acre:	Rms: 9 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Lot: 14.99 x 120 Feet Irreg: Dir/Cross St: Queen And Woodbine			

MLS#: E5141902 Contract Date: 3/08/2021 PIN#: 210020274
 Possession Remarks: Tbd

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 100+ Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Lane Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 2 Tot Prk Spcs: 2.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	4.56	x 4.18	Hardwood Floor Pocket Doors Fireplace
2	Dining	Main	3.10	x 3.27	Hardwood Floor Open Concept Window
3	Kitchen	Main	3.33	x 3.46	Pot Lights Stainless Steel Appl Breakfast Bar
4	Breakfast	Main	1.44	x 3.31	Breakfast Bar Tile Floor O/Looks Family
5	Family	Main	3.15	x 3.46	B/I Shelves Pot Lights W/O To Deck
6	Master	2nd	4.56	x 3.41	Hardwood Floor Double Closet Bay Window
7	2nd Br	2nd	3.46	x 2.40	Hardwood Floor Large Closet Window
8	3rd Br	2nd	2.74	x 3.41	Hardwood Floor W/O To Balcony
9	Loft	3rd	3.87	x 2.01	Broadloom Skylight
10	Rec	Bsmt	7.68	x 3.90	Partly Finished 3 Pc Bath

Client Remks: This Stunning 3 Bdrm, 2 1/2 Storey Home Is Located Just Steps To The Beach! This Home Offers Plenty Of Space For The Whole Family, W/ Open Concept Living & Dining Room, Gourmet Kitchen W/ S/S Appliances & Sun Soaked Family Room W/ W/Ot To The Deck! Master Features Large Double Closet & Stairs To The 3rd Floor Loft W/ Beautiful Skylights, Perfect For Wfh! 2nd Bdrm Comes W/ Large Closet & 3rd Features An Expansive Balcony W/ Gorgeous Lake Views!

Extras: Incl. Fridge, Dw, Stove, Microwave Washer, Dryer, Elfs, Blinds, Wooden Work Bench In Basement, Hwt (Owned)

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