

	<p>44 Balsam Ave List: \$4,760,000 For: Sale Toronto Ontario M4E3B4 Toronto E02 The Beaches Toronto 121-27-S SPIS: N Taxes: \$22,908.70 / 2020 DOM: 1</p>
	<p>Detached Front On: W Rms: 10 + 2 Link: N Acre: Bedrooms: 5 + 1 3-Storey Washrooms: 6 1x2xMain, 2x4x2nd, 1x3x3rd, 1x4x3rd, 1x3xBsmt</p> <p>Lot: 50 x 118.5 Feet Irreg: Dir/Cross St: Queen And Balsam</p>

MLS#: E5168299 **Contract Date: 3/25/2021** **PIN#:**
Possession Remarks: Tbd

<p>Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Full 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:</p>	<p>Exterior: Stone / Stucco/Plaster Drive: Private Gar/Gar Spcs: Built-In / 1.0 Drive Park Spcs: 3 Tot Prk Spcs: 4.0 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	4.48	x 5.32	Cathedral Ceiling Gas Fireplace Large Window
2	Dining	Main	4.87	x 4.53	Hardwood Floor O/Looks Living Window
3	Kitchen	Main	5.69	x 3.15	Crown Moulding Stainless Steel Appl Centre Island
4	Breakfast	Main	4.81	x 3.35	Crown Moulding Open Concept W/O To Deck
5	Family	Main	5.05	x 5.58	Gas Fireplace B/I Shelves Large Window
6	Office	2nd	4.31	x 4.18	Hardwood Floor B/I Shelves Juliette Balcony
7	2nd Br	2nd	3.72	x 5.11	Broadloom Large Closet Large Window
8	3rd Br	2nd	3.94	x 5.05	Broadloom Large Closet Large Window
9	4th Br	2nd	3.94	x 5.06	Broadloom Large Closet Large Window
10	Master	3rd	5.99	x 5.80	Hardwood Floor W/I Closet W/O To Balcony
11	Rec	Bsmt	13.48	x 7.12	Broadloom Pot Lights W/O To Yard
12	Br	Bsmt	4.18	x 6.40	Laminate Pot Lights W/O To Yard

Client Remks: 44 Balsam Avenue, One Of The Most Coveted Streets And Address's In The Beach. Incredible Features For Family Living And Entertaining Space - Spacious 4-Car Parking, Grand Entrance W / Soaring Ceilings & Spiral Staircase, Gourmet Custom Kitchen, Walk-In Mahogany 800 Bottle Wine Cellar. So Many More Amazing Features... Two Master Ensuites & Closets, Elegant Wood Panelled Office, Large Home Gym, Sprawling Bsmt. And The Perfect Gunite Pool With Waterfall.
Extras: Incl. Fridge, Dw, Stove, Microwave, Freezer, Washer, Dryer, Elfs, Blinds, Drapery & Hardware, Hwt (Rented). Excl. Drum Light In Family Room, Chandelier In Dining Room.

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