

	<b>75 Victoria Park Ave</b> <b>Toronto Ontario M4E 3S2</b> Toronto E02 The Beaches Toronto <b>SPIS: N Taxes: \$5,361.36 / 2020</b>	<b>List: \$1,279,000 For: Sale</b>  <b>DOM: 1</b>
	Semi-Detached 2-Storey	Front On: E Acre:
Lot: 20 x 200 Feet Irreg: Dir/Cross St: Queen St E & Victoria Park Ave		

MLS#: E5153501 Contract Date: 3/16/2021 PIN#: Possession Remarks: Mid June

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Part Fin <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <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> Rt-Of-Way <b>Gar/Gar Spcs:</b> None / 0.0 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2.0 <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, 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>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.94	x 3.21	Combined W/Dining	O/Looks Frontyard	Hardwood Floor
2	Dining	Main	4.89	x 3.26	Combined W/Living	B/I Shelves	Hardwood Floor
3	Kitchen	Main	4.25	x 3.68	Picture Window	O/Looks Backyard	Hardwood Floor
4	Master	2nd	3.62	x 4.39	Vaulted Ceiling	Large Closet	Broadloom
5	2nd Br	2nd	2.99	x 3.30	Closet	Window	Broadloom
6	3rd Br	2nd	2.68	x 3.30	Closet	Window	Broadloom
7	Laundry	2nd	1.73	x 2.53		Window	Tile Floor
8	Bathroom	2nd	2.25	x 3.73	5 Pc Bath	Window	Tile Floor
9	Rec	Lower	6.81	x 2.56	2 Pc Bath		Laminate
10	Workshop	Lower	8.52	x 4.64	B/I Shelves	Window	Unfinished

**Client Remks:** Peacefully Set Back From The Street, This Large 3Bed, 2Storey Semi Is Warm & Inviting For Family & Friends! Large Principal Rooms Are Great For Entertaining. The Bedrooms Are Spacious, With A Vaulted Ceiling In Master. Amazing 2nd Floor Laundry. Family-Sized Bathroom. The Kitchen Features A Large Picture Window Overlooking The Landscaped Backyard. Parking For 2 Cars. Extra-Large 200Ft Deep Lot. Steps To The Beach. Located In Courcelette School District

**Extras:** Incl. Fridge, Dw, Microwave, Stove, Washer, Dryer, Elfs, Drapery, Blinds, Hwt (R). Excl Floating Shelf In Entryway

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