

	124 Westmoreland Ave		List: \$1,099,000 For: Sale
	Toronto Ontario M6H2Z9		
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto 114-15-P			
SPIS: N		Taxes: \$4,581.74 / 2020	DOM: 0
Semi-Detached 2-Storey		Front On: W Acre:	Rms: 11 Bedrooms: 3 Washrooms: 2 1x4, 1x3
Lot: 16 x 116 Feet Irreg: Irregular (Widens At The Rear To 35 Ft.)			
Dir/Cross St: South Of Hallam			

MLS#: W5282622 Contract Date: 6/22/2021 PIN#: Possession Remarks: Sept. 5 / Tba

Kitchens: 2	Exterior: Brick / Metal/Side	Zoning: Residential
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0.0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 1	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 1.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev:		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.25	x 2.80	Laminate Closet
2	Br	Main	3.65	x 2.74	Hardwood Floor Double Closet
3	Family	Main	4.67	x 3.15	Hardwood Floor Open Concept
4	Kitchen	Main	3.17	x 3.78	Renovated Stone Counter
5	Den	Main	3.15	x 2.50	W/O To Yard
6	Rec	Bsmt	4.57	x 2.80	Tile Floor
7	Other	Bsmt	3.35	x 3.35	Tile Floor
8	Kitchen	2nd	3.17	x 3.10	Updated
9	Den	2nd	3.40	x 2.20	Tile Floor Updated
10	Br	2nd	3.86	x 2.74	Laminate Closet
11	Br	2nd	4.10	x 3.05	Laminate Closet

Client Remks: *Just Steps To Dovercourt Park! *Rarely Available, Huge L-Shaped Lot Widening To 35 Ft At Rear *Oversized Semi W/2-Storey Addition *Large, Bright Principal Rooms *Beautifully Reno'd Kitchen W/ S/S Appliances And Open Concept Family Room *Currently Set Up As 2 Family Home But Easily Converted Back To Large Single Family *Steps To Ttc, Great Schools And All Other Amenities *Much Sought-After Neighbourhood *True Pride Of Ownership!
Extras: 2 Stoves (1 S/S), 2 Fridges (1 S/S), 2 Ranges (1 S/S), Washer & Dryer, All Window Coverings, Gas Burner And Equipment, Central Air Conditioning. Hot Water Tank Rental.
Listing Contracted With: ROYAL LEPAGE CONNECT REALTY, BROKERAGE Ph: 416-588-8248