

	<b>25 Ridley Gdns</b> <b>Toronto Ontario M6R2T7</b> Toronto W01 High Park-Swansea Toronto 119-13-R <b>SPIS: N</b> <b>Taxes: \$5,030.36 / 2019</b>	<b>List: \$1,499,000 For: Sale</b>  <b>DOM: 0</b>
	Semi-Detached <b>Front On: E</b> 2 1/2 Storey <b>Acre:</b>	<b>Rms: 7 + 2</b> <b>Bedrooms: 4 + 1</b> <b>Washrooms: 2</b> 2x4
<b>Lot: 19.67 x 70.5 Feet Irreg:</b> <b>Dir/Cross St: Parkside &amp; Garden</b>		

**MLS#: W4837467**      **Contract Date: 7/20/2020**      **PIN#:**  
**Possession Remarks: 60 Days/Tba**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Water / 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> Brick <b>Drive:</b> Front Yard <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>	<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	Kitchen	Ground	4.57	x 3.35	Open Concept      Breakfast Bar      Quartz Counter
2	Dining	Ground	4.34	x 3.35	Open Concept      Hardwood Floor      Bay Window
3	Family	Ground	4.67	x 3.71	Open Concept      Hardwood Floor      W/O To Deck
4	Master	2nd	4.67	x 3.76	Hardwood Floor      Closet      Imitation Fireplace
5	Br	2nd	2.95	x 2.92	Hardwood Floor      Closet      Combined W/Sitting
6	Br	2nd	4.67	x 2.74	Hardwood Floor      Closet
7	Br	3rd	4.67	x 2.44	Hardwood Floor      Closet
8	Rec	Bsmt	4.50	x 4.17	Broadloom      Closet
9	Br	Bsmt	4.17	x 3.35	Broadloom      W/I Closet

**Client Remks:** \*Simply Spectacular! \*Fully Renovated, Brilliantly Architected Space! \*Gorgeous Chef's Kit W/Quartz Countertops & Sep. Brfst Bar \*Much Sought-After Open Concept Living Room & Family Room W/W/O To Large Patio & Handy Home Office Nook \*Serene, Fenced Child-Safe Backyard W/Sep Eating Area...Great For Entertaining \*Prof. Fin. Lower Level Boasting High Ceilings, Bath, Rec Rm & Spare Br \*Rarely Offered Family Friendly Dead-End Street \*Don't Miss Out!

**Extras:** S/S Wolf Gas Range, Sirius High Capacity Range Hood, Asko Dw, S/S Microwave, S/S Fridge, All Elfs (Excl Entrance Hall Light Fixture), Spacepak Cac Unit, Navien Instant Hot Water Tank, Washer & Dryer, Nest Thermostat, Broadloom W/L

**Listing Contracted With: ROYAL LEPAGE CONNECT REALTY, BROKERAGE Ph: 416-588-8248**