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ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

Printed on 10/26/2020 4:34:05 PM

366 Burnhamthorpe Rd **List: $1,399,000 For: Sale**
Toronto Ontario M9B2A6
Toronto W08 Islington-City Centre West Toronto 113-5-N
SPIS: N **Taxes:** $5,121.47 / 2020 **DOM: 0**

Detached **Front On:** S **Rms:** 9 + 3
Link: N **Acre:** **Bedrooms:** 4 + 1
1 1/2 Storey **Washrooms:** 4
1x6, 1x3, 1x2, 1x2
Lot: 66 x 146.33 Feet **Irreg:**
Dir/Cross St: Burnhamthorpe & Martin Grove

MLS#: W4967609 **Contract Date:** 10/26/2020 **PIN#:**
Possession Remarks: 60-90 Days/Tba

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Finished	**Gar/Gar Spcs:**	Built-In / 1.5	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	6	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	6.0	**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 (ft)	Width (ft)	Description		
1	Living	Ground	16.01	x 15.15	Leaded Glass	Hardwood Floor	Fireplace
2	Dining	Ground	12.99	x 12.33	Formal Rm	Combined W/Living	Hardwood Floor
3	Kitchen	Ground	13.25	x 12.40	Renovated	Stone Counter	Centre Island
4	Sunroom	Ground	14.17	x 8.99	Combined W/Kitchen	Heated Floor	W/O To Yard
5	Office	Ground	13.15	x 9.74	Hardwood Floor	Leaded Glass	Closet
6	Family	2nd	12.66	x 12.23	Cathedral Ceiling	Skylight	O/Looks Backyard
7	Master	2nd	15.84	x 12.33	Cathedral Ceiling	6 Pc Ensuite	Double Closet
8	Br	2nd	16.01	x 13.15	Cathedral Ceiling	Double Closet	Semi Ensuite
9	Br	2nd	11.25	x 12.66	Cathedral Ceiling	Closet	Semi Ensuite
10	Rec	Lower	20.34	x 15.25	Fireplace	Broadloom	Above Grade Window
11	Br	Lower	19.48	x 9.58	Broadloom	Closet	Above Grade Window
12	Den	Lower	16.01	x 11.51	Broadloom		

Client Remks: *Enchanting Oasis In The City! *Rarely Offered, Fully Gutted Sprawling Cape Cod Inspired Home W/2-Storey Addition On Massive 66X146 Ft Lot W/Lush Front And Rear Mature Perennials Grdns *Gorgeous Chef's Kit W/Centre Island Comb W/Sunsational South-Facing Sunroom W/W/O To Serene Private Yard *Inspirational Ground Floor Office W/Leaded Glass Windows *Spectacular 2nd Flr Family Room Retreat W/Soaring Cathedral Ceilings O/L The Treetops *4 Large Bedrooms *2 F/P's

Extras: S/S Wolf Gas Range, S/S Fridge, Bosch Dishwasher, Washer And Dryer, All Elfs, All Window Coverings, High Efficiency Gas Furnace, Cac, Sump Pump (2011), Broadloom Where Laid (Continued On Schedule B)

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

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