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

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158 Grenadier Rd **List: $1,499,000 For: Sale**
Toronto Ontario M6R 1R6
Toronto W01 Roncesvalles Toronto
SPIS: N **Taxes:** $6,734.81 / 2019 **DOM: 0**

Detached **Front On:** N **Rms:** 9 + 3
Link: N **Acre:** **Bedrooms:** 6 + 2
2 1/2 Storey **Washrooms:** 3
1x4xMain, 1x4x2nd, 1x3xBsmt

Lot: 25 x 118 Feet **Irreg:**
Dir/Cross St: Grenadier And Indian Rd.

MLS#: W4793541 **Contract Date:** 6/15/2020 **PIN#:**
Possession Remarks: 60 /Tba

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Lane	**Cable TV:**	
Basement:	Finished / Sep Entrance	**Gar/Gar Spcs:**	Detached / 2.0	**Hydro:**	
Fireplace/Stv:	N	**Drive Park Spcs:**	0	**Gas:**	
Heat:	Radiant / Gas	**Tot Prk Spcs:**	2.0	**Phone:**	
A/C:	None	**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	Main	10.50	x 17.74	Hardwood Floor	Formal Rm	O/Looks Frontyard
2	Dining	Main	10.17	x 16.07	Hardwood Floor	Formal Rm	4 Pc Bath
3	Kitchen	Main	9.58	x 16.56	Ceramic Floor	Eat-In Kitchen	B/I Appliances
4	Master	2nd	11.15	x 17.74	Closed Fireplace	Bay Window	Closet
5	Br	2nd	10.50	x 13.74	Laminate	Closet	Window
6	Sunroom	2nd	9.48	x 9.48	Laminate	Window	O/Looks Backyard
7	Br	2nd	9.32	x 11.32	Laminate	O/Looks Frontyard	Closet
8	Br	3rd	13.32	x 15.58	Laminate	Closet	O/Looks Frontyard
9	Br	3rd	13.22	x 10.23	Laminate	Closet	O/Looks Frontyard
10	Br	Bsmt	9.32	x 10.17	Pot Lights	Window	Closet
11	Br	Bsmt	9.41	x 8.72	Pot Lights	Window	Closet
12	Family	Bsmt	15.81	x 10.82	Parquet Floor	Window	Pot Lights

Client Remks: The Quintessential Roncy/High Park Edwardian That Has Been Well Loved & Cared For In The Same Family For Over 4 Decades. Ready For The Right Family Looking To Re-Imagine This Grand Beauty And Make It Your Own. Located On One Of The Most Desirable Streets And A Just Stone's Throw Away From High Park. Located In The Coveted Howard Ps Catchment!. Large Family Home Has So Much To Offer Including Stately Living/Dining Rooms, Sprawling 6 + 2 Family Sized Bedrooms.

Extras: Good Bsmt Ceiling Height W/ A Sep Entrnce + Kit Roughed-In On 2nd Flr For Potential Income Suites Conversion. Lots Of Original Charm & Character Intact. Rarely Avail Detached Double Car Garage Rounds Off This Perfect Family Home!

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

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