

	17 Frankdale Ave Toronto Ontario M4J3Z8 Toronto E03 Danforth Village-East York Toronto 115-24-Q SPIS: N Taxes: \$5,181.39 / 2022	List: \$1,299,000 For: Sale DOM: 0
	Semi-Detached Front On: E 2-Storey Acre:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x5x2nd, 1x3x2nd, 1x4xBsmt
Lot: 16.99 x 104.83 Feet Irreg: Dir/Cross St: Greenwood/Sammon		

MLS#: E5537651 **Contract Date:** 3/16/2022 **PIN#:**
Possession Remarks: 90/Tba

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1.0 Drive Park Spcs: 2 Tot Prk Spcs: 3.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.92	x 20.17	Hardwood Floor Stainless Steel Appl Modern Kitchen
2	Breakfast	Main	8.99	x 9.74	Hardwood Floor Large Window Combined W/Kitchen
3	Living	Main	12.92	x 15.25	Hardwood Floor Fireplace Bar Sink
4	Dining	Main	12.92	x 7.15	Hardwood Floor W/O To Yard Colonial Doors
5	Prim Bdrm	2nd	13.09	x 14.01	Vaulted Ceiling Large Closet Large Window
6	2nd Br	2nd	9.68	x 10.82	Large Closet Large Window Vaulted Ceiling
7	3rd Br	2nd	12.76	x 11.58	Large Closet Large Window Vaulted Ceiling
8	Laundry	Lower			Separate Rm Concrete Floor
9	Rec	Lower	12.50	x 22.40	Separate Rm Window Galley Kitchen

Client Remks: To Be Frank, You Won't Be Able To Resist This Charming Frankdale Ave. Home! Welcome To Your Slice Of Paradise Minutes From Greenwood Station! A Foyer Leads To A Bright Breakfast Area & Designer Kitchen Complete W/ Custom Light Fixtures, A Bold Red Backsplash, & Every Built-In Appliance Your Inner Chef Can Dream Of. Pour Yourself A Drink At The Built-In Bar Sink & Sit By The Fire In The Big-Yet-Cozy Living Room. Meals Will Never Be The Same In The Dining Room

Extras: With Antique Doors & Custom Sliding Backyard Door. Upstairs Find 3 Large Bedrooms With Vaulted Ceilings & 2 Bathrooms, Incl An Air Tub. A Built-In Garage, Luscious Backyard, & Basement Inlaw Suite Round Off This Frankin' Beautiful Home!

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