

	21 Muriel Ave		List: \$1,089,000 For: Sale
	Toronto Ontario M4J2X8		
	Toronto E03 Danforth Toronto 115-23-Q		
SPIS: N		Taxes: \$4,686.47 / 2021	DOM: 0
Semi-Detached 2 1/2 Storey		Front On: E Acre:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Lot: 18.5 x 77 Feet Irreg: Dir/Cross St: Pape And Danforth			

MLS#: E5406876 Contract Date: 10/19/2021 PIN#: Possession Remarks: 30/60/Tba

Kitchens: 1	Exterior: Brick Front / Wood	Zoning:
Fam Rm: Y	Drive: None	Cable TV:
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: None / 0.0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 0.0	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/Ag:
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	Kitchen	Main	12.76	x 10.82	Window Family Size Kitchen B/I Appliances
2	Dining	Main	11.25	x 12.76	Open Concept Hardwood Floor Window
3	Living	Main	13.68	x 14.60	Open Concept Hardwood Floor W/O To Garden
4	2nd Br	2nd	10.14	x 15.84	French Doors O/Looks Backyard East View
5	Prim Bdrm	2nd	12.14	x 13.25	Bay Window Double Closet Broadloom
6	3rd Br	3rd	14.07	x 15.81	W/O To Deck Sliding Doors Broadloom
7	Office	3rd	10.92	x 15.65	Window Broadloom West View
8	Rec	Bsmt	27.16	x 15.42	W/O To Garden 3 Pc Bath Open Concept
9	4th Br	Bsmt	10.92	x 15.06	Window Closet Separate Rm

Client Remks: Miracle On Muriel! Imagine Waking Up On Muriel Ave. - Such A Quiet Tree-Lined Street, Yet So Close To The Danforth & Pape Station. No You're Not Dreaming - This Could Be Your Life! This Beautiful Home Has Been Updated W/ You In Mind. Refinished Floors, New Broadloom, New Primary Bathroom Vanity, & New Shingles Mean You Can Move Right In & Enjoy. Got A Flair For Design? No Rush - Add Your Own Special Touches Over Time & Make This Beauty Your Dream Home!

Extras: Enjoy The Open Concept Lr/Dr & The Oversized Kitchen For The Chef In The Family. On The Top Two Levels Find Three Family-Sized Bedrm + A Den. Finished Bsmt W/ Sep Entrance, Perfect For Income Suite Conversion. It Really Is A Miracle!

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