Prepared by: M CHRISTINE HOANG, Administrator
ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

Printed on 04/19/2021 5:21:21 PM

3883A Bloor St W **List: $949,000 For: Sale**
Toronto Ontario M9B0B7
Toronto W08 Islington-City Centre West Toronto
SPIS: N **Taxes:** $4,161.95 / 2020 **DOM: 0**

Att/Row/Twnhouse
3-Storey
Front On: S
Acre:
Rms: 7
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x5x3rd

Lot: 14 x 41 Feet **Irreg:**
Dir/Cross St: Bloor/Kipling

MLS#: W5199768 **Contract Date:** 4/19/2021 **PIN#:**
Possession Remarks: July 30, 2021 **Possession Date:** 7/30/2021

Kitchens:	1	**Exterior:**	Brick / Stone	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	
Basement:	W/O	**Gar/Gar Spcs:**	Built-In / 2.0	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	2.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:		**Pool:**	None	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	1500-2000	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:	Y	**Prop Feat:**	Park, Public Transit,	**Waterfront:**	
POTL Mo Fee:	$227.77		School	**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.15	x 15.74	Fireplace	Crown Moulding	Hardwood Floor
2	Dining	Main	9.68	x 12.00	Open Concept	Crown Moulding	Hardwood Floor
3	Kitchen	Main	12.99	x 13.12	Centre Island	W/O To Deck	Pantry
4	Den	Ground	10.10	x 5.02	W/O To Garage	Window	W/I Closet
5	2nd Br	2nd	12.99	x 13.15	Closet	Hardwood Floor	Window
6	3rd Br	2nd	10.66	x 13.15	Closet	Hardwood Floor	Window
7	Master	3rd	20.99	x 13.15	W/I Closet	5 Pc Ensuite	W/O To Balcony

Client Remks: Live Your Best At 3883A Bloor St. West! Step Into Your Dream Home & Upgrade Your Life! Over $40K In Upgrades Incl. Hardwood Floors From Top-To-Bottom, Spa-Like Bathrooms, Hugely Upgraded Designer Chef's Kitchen. Move In & Don't Lift A Finger - Everything Is Already Done To The Highest Degree! The Third Floor Principal Bedroom Suite Features A Huge Bedroom, A Massive Walk-In Closet, & A Bathroom That Will Make You Want To Wake Up Early!

Extras: Two Additional Family-Sized Bedrooms Are Perfect For Kids, Guests, Or Private Wfh Offices. The Chef's Kitchen Feat. A Gas Range, Tons Of Storage, & A Walk-Out To The Gorgeous Terrace W/ Motorized Awning - Enjoy The Outdoors Rain Or Shine!

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

Toronto Regional Real Estate Board (TRREB) assumes no responsibility for the accuracy of any information shown. Copyright TRREB 2021