

		3 Orley Ave Toronto Ontario M4C2B8 Toronto E03 Woodbine-Lumsden Toronto 116-26-Q SPIS: N Taxes: \$3,634.20 / 2020		List: \$999,000 For: Sale DOM: 0																																																																	
		Detached Link: N 2-Storey Lot: 25 x 100 Feet Irreg: Dir/Cross St: Danforth And Woodbine		Front On: S Acre: Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x3xBsmt																																																																	
MLS#: E4840373		Contract Date: 7/22/2020		PIN#: 104320118																																																																	
Possession Remarks: 60/Tba																																																																					
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N 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: Alum Siding / Brick Drive: Front Yard Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 1 Tot Prk Spcs: 1.0 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Public Transit		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:																																																																	
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Ground</td> <td>11.91</td> <td>x 10.23</td> <td>Hardwood Floor</td> <td>Picture Window</td> <td>Pot Lights</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Ground</td> <td>12.66</td> <td>x 12.23</td> <td>Hardwood Floor</td> <td>Large Window</td> <td>Pass Through</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Ground</td> <td>10.43</td> <td>x 9.91</td> <td>W/O To Yard</td> <td>B/I Appliances</td> <td>Laminate</td> </tr> <tr> <td>4</td> <td>Master</td> <td>2nd</td> <td>12.92</td> <td>x 8.50</td> <td>Hardwood Floor</td> <td>Double Closet</td> <td>O/Looks Frontyard</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>10.50</td> <td>x 9.74</td> <td>Hardwood Floor</td> <td>Large Window</td> <td>O/Looks Garden</td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>2nd</td> <td>9.51</td> <td>x 9.25</td> <td>Hardwood Floor</td> <td>Closet</td> <td>Large Window</td> </tr> <tr> <td>7</td> <td>Rec</td> <td>Bsmt</td> <td>13.74</td> <td>x 11.25</td> <td>3 Pc Bath</td> <td>Pot Lights</td> <td>Laminate</td> </tr> </tbody> </table>						#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Ground	11.91	x 10.23	Hardwood Floor	Picture Window	Pot Lights	2	Dining	Ground	12.66	x 12.23	Hardwood Floor	Large Window	Pass Through	3	Kitchen	Ground	10.43	x 9.91	W/O To Yard	B/I Appliances	Laminate	4	Master	2nd	12.92	x 8.50	Hardwood Floor	Double Closet	O/Looks Frontyard	5	2nd Br	2nd	10.50	x 9.74	Hardwood Floor	Large Window	O/Looks Garden	6	3rd Br	2nd	9.51	x 9.25	Hardwood Floor	Closet	Large Window	7	Rec	Bsmt	13.74	x 11.25	3 Pc Bath	Pot Lights	Laminate
#	Room	Level	Length (ft)	Width (ft)	Description																																																																
1	Living	Ground	11.91	x 10.23	Hardwood Floor	Picture Window	Pot Lights																																																														
2	Dining	Ground	12.66	x 12.23	Hardwood Floor	Large Window	Pass Through																																																														
3	Kitchen	Ground	10.43	x 9.91	W/O To Yard	B/I Appliances	Laminate																																																														
4	Master	2nd	12.92	x 8.50	Hardwood Floor	Double Closet	O/Looks Frontyard																																																														
5	2nd Br	2nd	10.50	x 9.74	Hardwood Floor	Large Window	O/Looks Garden																																																														
6	3rd Br	2nd	9.51	x 9.25	Hardwood Floor	Closet	Large Window																																																														
7	Rec	Bsmt	13.74	x 11.25	3 Pc Bath	Pot Lights	Laminate																																																														
Client Remks: Handsome Detached Family Home W/Great Curb Appeal On A Quiet Street In A Family Friendly Neighbourhood & Walking Distance To Subway. The Charming Front Porch Welcomes You To This Beautiful Family Home. Bright And Airy Living Awaits, W/A Generous Living And Dining Area With Hardwood Floors, Perfect For Large Family Gatherings Or Dinner Parties. Three Family-Szied Bedrooms W/Ample Closet Space - A Rare Find. Finished Bsmt W/A Versatile Family Or Guest Room. Extras: Sun-Drenched, South-Facing Outdoor Oasis W/A Two-Tiered Deck. This Is The Perfect Yard For A Green Thumb - Plant Your Dream Perennial Or Vegetable Garden Here!																																																																					
Listing Contracted With: ROYAL LEPAGE CONNECT REALTY, BROKERAGE Ph: 416-588-8248																																																																					