

	413 Strathmore Blvd Toronto Ontario M4C1N6 Toronto E03 Danforth Toronto 116-25-Q SPIS: N Taxes: \$5,407.47 / 2022	List: \$1,499,000 For: Sale DOM: 1
	Semi-Detached Front On: S 2 1/2 Storey Acre:	Rms: 10 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x4x2nd, 1x3x2nd, 1x2x3rd, 1x4xLower, 1x2xMain
Lot: 21 x 100 Feet Irreg: Dir/Cross St: Coxwell Ave & Danforth Ave.		

MLS#: E5586262 Contract Date: 4/20/2022 PIN#: 104220220
Possession Remarks: 30/60/Tba

Kitchens: 2 Fam Rm: Y Basement: Finished / 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: Upper Phys Hdcap-Eqp:	Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 2.0 Drive Park Spcs: 0 Tot Prk Spcs: 2.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School	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	Living	Ground	9.84	x 16.73	Fireplace B/I Shelves French Doors
2	Sunroom	Ground	10.82	x 5.58	French Doors Window Hardwood Floor
3	Dining	Ground	7.87	x 17.71	Open Concept Combined W/Kitchen B/I Bar
4	Kitchen	Ground	9.18	x 12.14	Stainless Steel Appl Centre Island Pantry
5	Prim Bdrm	2nd	12.14	x 11.81	W/I Closet Ensuite Bath Bay Window
6	2nd Br	2nd	8.20	x 10.17	Separate Rm Window Skylight
7	3rd Br	2nd	8.20	x 11.81	Broadloom Window B/I Bookcase
8	4th Br	3rd	8.86	x 11.81	W/O To Roof 2 Pc Bath Wet Bar
9	5th Br	Lower	8.53	x 8.86	Hardwood Floor 4 Pc Bath Heated Floor
10	Rec	Lower	17.06	x 17.06	Hardwood Floor 4 Pc Bath Heated Floor
11	Kitchen	Lower	8.86	x 9.18	Heated Floor Window Modern Kitchen

Client Remks: Ultra-Wide, Thoughtful Design, & Convenient Location... What More Could You Ask For? Well, You Could Ask For 413 Strathmore! Just 3 Mins Away From Coxwell Station, This Home Has Something Special At Every Turn. The Original Double Foyer Has Been Opened Up & The Staircase Reoriented To Create A Single Foyer & A More Airy Main Floor. The Living Room Feat. Custom Built-Ins, A Wood-Burning Fireplace, & Antique Doors That Open Up To A Picturesque Office Overlooking The Front Garden. Step Through The Visually Stunning Wet Bar To The Wide Open Kitchen Featuring A Massive Walk-In Pantry, A Viking 5-Burner Gas Store, Built-In Wall Oven, An Antique Island, & Most Importantly - A Wine Rack! Thanks To Its Ultra-Wide Frame, This Home's Dining Room Is Right Next To The Kitchen, Not Tucked Away. On The Second Floor Find A Primary Bedroom With 2 Walk-In Closets & A Rare Ensuite Bath With Steam Shower. Here You'll Also Find 2 Other Family-Sized Bedrooms & Another Bathroom. The 3rd Floor Attic Has

Extras: Been Fully Opened Up Creating A Loft, Bathroom/Laundry, & A Rooftop Deck W/ Cn Tower Views. Downstairs Is An In-Law Suite W/ 8-Ft Ceilings, & Outside Find A Double Car Garage W/ E V Charging, A Bar W/ Faux Fp, Outdoor Dining, & More!

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