

	46 Myrtle Ave Toronto Ontario M4M2A2 Toronto E01 South Riverdale Toronto 120-23-R SPIS: N Taxes: \$3,947.14 / 2022	List: \$1,299,000 For: Sale DOM: 0
	Detached Front On: N Rms: 7 + 3 Link: N Acre: Bedrooms: 3 + 1 2 1/2 Storey Washrooms: 3 Lot: 16.67 x 150 Feet Irreg: 1x4xUpper, 1x3xMain, 1x3xBsmt Dir/Cross St: Jones And Gerrard	

MLS#: E5501662 Contract Date: 2/15/2022 PIN#:

Possession Remarks: Tba

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance 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: Phys Hdcap-Eqp:	Exterior: Brick Front Drive: Lane Gar/Gar Spcs: Detached / 1.0 Drive Park Spcs: 0 Tot Prk Spcs: 1.0 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/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.66	x 16.40	Hardwood Floor	Window	Separate Rm
2	Kitchen	Main	16.83	x 9.51	W/O To Deck	Eat-In Kitchen	3 Pc Bath
3	Br	Main	9.32	x 14.60	Hardwood Floor	Large Closet	Large Window
4	Living	2nd	10.59	x 13.58	Hardwood Floor	Window	Closet
5	Kitchen	2nd	9.41	x 9.51	Window	Tile Floor	4 Pc Bath
6	Br	2nd	13.58	x 13.91	Hardwood Floor	Large Closet	Large Window
7	Br	3rd	8.76	x 12.92	Broadloom	W/O To Deck	Window
8	Kitchen	Bsmt	8.43	x 14.33	Tile Floor	Eat-In Kitchen	Window
9	Living	Bsmt	8.33	x 8.76	Laminate	3 Pc Bath	Separate Rm
10	Br	Bsmt	12.66	x 13.91	Laminate	Large Closet	Window

Client Remks: They Say Good Things Come In Threes... Well This Detached Leslieville Beauty Is A Real Trifecta!! Perfect For End-Users & Investors Alike, This 3-Unit Home Has Everything You're Looking For! Rent Out All 3 Units & Watch Your Investment Grow, Or Live In One Unit & Rent Out The Other 2 & Get Help Paying Your Mortgage While Living In One Of Toronto's Best Pockets. Don't Want To Be A Landlord? It Won't Take Much To Convert This Lovely Home Back To Single-Family.

Extras: With An Oversized 1-Bedroom On The Main Floor, A 2-Storey Loft Upstairs, & A 1-Bedroom Unit W/ Great Ceiling Height Downstairs. Steps To All Of The Best Restaurants & Shops In Leslieville & Close To The Ttc, Yet Situated On A Quiet Street.

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