

	503 Perth Ave Toronto Ontario M6N2W6 Toronto W03 Weston-Pellam Park Toronto 114-14-P SPIS: N Taxes: \$2,600.54 / 2016 DOM: 0 List: \$799,000 For: Sale
	Semi-Detached Front On: E Rms: 6 2-Storey Acre: Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
	Lot: 17.58 x 81.85 Feet Irreg: Dir/Cross St: Symington Btw Dupont/Davenport
	MLS#: W3952258 Contract Date: 10/11/2017 Possession: Tba PIN#:

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Stucco/Plaster Drive: None Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 0 Tot Prk Spcs: 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	26.76	x 13.58	Combined W/Dining	Window	Tile Floor
2	Dining	Main	26.76	x 13.58	Combined W/Living	Window	Open Concept
3	Kitchen	Main	14.92	x 10.99	B/I Appliances	Centre Island	Eat-In Kitchen
4	Master	2nd	11.74	x 11.41	Closet	Picture Window	Broadloom
5	2nd Br	2nd	11.84	x 7.87	Window	Laminate	B/I Closet
6	3rd Br	2nd	8.04	x 13.51	Window	O/Looks Backyard	Broadloom
7	Rec	Bsmt	20.66	x 11.68	Tile Floor	Fireplace	W/O To Yard
8	Laundry	Bsmt	7.45	x 5.67	Tile Floor		

Client Remks: Fantastic Starter 3 Bed/2 Bath Home Steps To The Trendy Up And Coming Junction Triangle Neighbourhood. Summer May Be Over, But You Won't Want To Miss This Stunning Entertainer's Backyard For Next Year. Updated & Inviting Open Concept Living/Dining Awaits. Master Your Culinary Skills In The Modern, Bright And Spacious Eat-In Kitchen With A Large Centre Island And Built-In Pantry. Finished Bsmt W/ Sep Entrance - Perfect For A Nanny Or Income Suite Conversion.

Extras: Entertaining Will Be A Delight W/ This Home. Steps To Parks, Transit, Schools, And Trendy New Restaurants. Include: Gas Range, Microwave, B/I Dishwasher, Washer, Dryer, All Elfs, B/I Shelves And Closets. Open House Sat/Sun 2-4.

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