

	<p><b>8 Robinson St</b> <span style="float: right;"><b>List: \$999,000 For: Sale</b></span>  <b>Toronto Ontario M6J1K9</b>                  Toronto C01 Trinity-Bellwoods Toronto 120-17-S  <b>SPIS: N</b> <span style="margin-left: 100px;"><b>Taxes: \$6,420.44 / 2022</b></span> <span style="float: right;"><b>DOM: 0</b></span></p>
	<p>Att/Row/Twnhouse <span style="margin-left: 150px;"><b>Front On: N</b></span> <span style="float: right;"><b>Rms: 7</b></span>                  2-Storey <span style="margin-left: 150px;"><b>Acre:</b></span> <span style="float: right;"><b>Bedrooms: 4</b></span>  <span style="float: right;"><b>Washrooms: 2</b></span>  <span style="float: right;"><b>1x3xMain, 1x4x2nd</b></span></p> <p><b>Lot: 18.11 x 114.42 Feet Irreg:</b>  <b>Dir/Cross St: Bathurst/Queen</b></p>

**MLS#: C5640911** **Contract Date: 6/01/2022** **PIN#:**  
**Possession Remarks: Tba**

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> Y  <b>Basement:</b> Unfinished  <b>Fireplace/Stv:</b> N  <b>Heat:</b> Radiant / Gas  <b>A/C:</b> None  <b>Central Vac:</b>  <b>Apx Age:</b> 100+  <b>Apx Sqft:</b> 1500-2000  <b>Assessment:</b>  <b>POTL:</b>  <b>POTL Mo Fee:</b>  <b>Elevator/Lift:</b>  <b>Laundry Lev:</b>  <b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Brick / Other  <b>Drive:</b> Rt-Of-Way  <b>Gar/Gar Spcs:</b> None / 0.0  <b>Drive Park Spcs:</b> 0  <b>Tot Prk Spcs:</b> 2.0  <b>UFFI:</b>  <b>Pool:</b> None  <b>Energy Cert:</b>  <b>Cert Level:</b>  <b>GreenPIS:</b>  <b>Prop Feat:</b></p>	<p><b>Zoning:</b>  <b>Cable TV:</b>  <b>Hydro:</b>  <b>Gas:</b>  <b>Phone:</b>  <b>Water:</b> Municipal  <b>Water Supply:</b>  <b>Sewer:</b> Sewers  <b>Spec Desig:</b> Unknown  <b>Farm/Ag:</b>  <b>Waterfront:</b>  <b>Retirement:</b>  <b>Oth Struct:</b></p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.07	x 14.17	Hardwood Floor	O/Looks Frontyard	Wood Trim
2	Dining	Main	11.05	x 15.06	Hardwood Floor	Window	Wood Trim
3	Kitchen	Main	11.05	x 17.91	Large Window	Eat-In Kitchen	Wood Trim
4	Prim Bdrm	2nd	11.02	x 14.01	Window	Wood Trim	Closet
5	2nd Br	2nd	11.02	x 12.37	Window	Wood Trim	North View
6	3rd Br	2nd	11.12	x 10.04	Window	Wood Trim	North View
7	4th Br	2nd	6.07	x 9.81	Window	South View	Vinyl Floor
8	Other	Bsmt	18.73	x 9.68	Walk-Up	Unfinished	Laundry Sink
9	Furnace	Bsmt	18.73	x 20.14	Window	Unfinished	Separate Rm

**Client Remks:** Quick... Hurry!! Call Up Your Architect & Designer Because This Bellwoods Victorian Beauty Is Just Waiting For You To Make It Your Dream Home! Steps To All Of The Best Restaurants & Shops Along Queen West & Dundas West, And With Countless Ttc Transit Options Just Seconds Away, This Red Brick Stunner Is Ready For A Makeover And You Are Just The Person To Do It! Do You Have The Vision?! Yes!! Step Into The Foyer & Marvel At The 10+ Foot Ceilings With Original Crown Mouldings And Original Staircase With Intricate Wood Detailing You Just Cannot Find Anywhere Today. Will You Preserve This Timeless Charm? The Expansive Living And Dining Rooms Are Just Waiting To Be Transformed Into An Entertainer's Dream. The Large Kitchen Will Again Have Its Day When The Family Chef Cooks Up Countless Delicious Meals And Tasty Snacks. A Main Floor Bathroom Is An Added Convenience. Upstairs Find Four Bedrooms Waiting For Your Personal Touch. Will You Create An Oasis-Like Primary Suite? How About

**Extras:** A Perfect Home Office Plus Three Large Bedrooms? The Options Are Endless! A Long Lot Means A Big Backyard Plus Two Right-Of-Way Parking Spaces Accessed Via A Laneway. The Bones Are All Here - You Are The Missing Ingredient!

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