

	8D Spadina Rd		List: \$2,399,000 For: Sale
	Toronto Ontario M5R 2S7		
Toronto C02 Annex Toronto			
SPIS: N		Taxes: \$6,641.47 / 2022	DOM: 1
Att/Row/Twnhouse		Front On: E	Rms: 9
3-Storey		Acre:	Bedrooms: 3 + 1
			Washrooms: 4
			1x2xMain, 1x3x2nd, 1x4x3rd, 1x3x3rd
Lot: 25.3 x 37 Feet Irreg: *S/T Right Ca772530;S/T & T/W Ca766053			
Dir/Cross St: Spadina Road & Bloor Street			

MLS#: C5553668 Contract Date: 3/28/2022 PIN#:
 Possession Remarks: 60-75/Tba

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV:
Basement: W/O	Gar/Gar Spcs: Built-In / 1.0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 1.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: Y	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft: 2500-3000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Arts Centre, Library, Park, Public Transit, Rec Centre, School	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift: N		Oth Struct:
Laundry Lev: Upper		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Ground	19.84	x 16.92	Hardwood Floor	Bay Window	W/O To Garden
2	Office	Ground	13.32	x 8.92	Hardwood Floor	French Doors	Pot Lights
3	Living	Main	11.91	x 17.25	Hardwood Floor	Bay Window	B/I Bookcase
4	Dining	Main	8.00	x 15.58	Hardwood Floor	Open Concept	Pot Lights
5	Kitchen	Main	16.40	x 8.76	Open Concept	Centre Island	W/O To Balcony
6	Prim Bdrm	2nd	16.83	x 21.16	Ensuite Bath	W/I Closet	W/O To Balcony
7	2nd Br	3rd	11.09	x 13.42	4 Pc Ensuite	Double Closet	Window
8	3rd Br	3rd	10.59	x 10.23	Broadloom	Closet	W/O To Balcony
9	Den	3rd	8.07	x 15.58	Hardwood Floor	Window	Open Concept

Client Remks: Tired Of Feeling Like A Lackey? It's Time To Annex That Thought & Be The Boss You Really Are In This Spectacular Executive Freehold Townhome! Located In The Desirable Annex Neighbourhood & Just Across The Street From Spadina Station, This Corner Home Is The Best In The Entire Complex. Step Right Off The Subway After A Long Day Back At The Office & Right Into Your Own Private Entryway, Or Pull Up In Your Private Garage With Direct Access To A Proper Main-Level Foyer. The Main Level Also Has A Moody Powder Room & A Functional Flex Room Ideal For A Gym Or Home Office, Plus Space For A Complete Rec Room Perfect For Movie Nights Or Giving The Kids Some Space To Hang Out While The Adults Relax & Chitchat Upstairs. The 2nd Level Opens Up To A Spacious Renovated Kitchen, Ample Dining Room, & The Coziest Living Room You've Ever Seen. A Luscious Oversized Primary Suite Envelopes The 3rd Level, With A Walk-In Closet Plus Double Closets & A Renovated Ensuite Bathroom With Double Sinks.

Extras: On The 4th Level Find Two Family-Sized Bedrooms & Two Bathrooms. For The Grand Finale, The 5th Level Rooftop With Custom Concrete Wet Bar & Gas Bbq Hookup Has Stunning Views Of The Cn Tower & Nearby U Of T & Yorkville.

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