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ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

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5 1/2 Luttrell Ave **List: $1,029,000 For: Sale**
Toronto Ontario M4C5E2
Toronto E02 East End-Danforth Toronto 116-27-Q
SPIS: N **Taxes:** $2,437.94 / 2021 **DOM: 0**

Semi-Detached
2-Storey

Front On: E
Acre:

Rms: 5
Bedrooms: 2
Washrooms: 1
1x3x2nd

Lot: 14.25 x 100 Feet **Irreg:**
Dir/Cross St: Danforth/Victoria Park

MLS#: E5586728 **Contract Date:** 4/21/2022 **PIN#:**
Possession Remarks: Tba

Kitchens:	1	**Exterior:**	Brick / Vinyl Siding	**Zoning:**	
Fam Rm:	N	**Drive:**	Lane	**Cable TV:**	
Basement:	Finished	**Gar/Gar Spcs:**	None / 0.0	**Hydro:**	
Fireplace/Stv:	N	**Drive Park Spcs:**	1	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	1.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:		**Pool:**	None	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:		**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Public Transit	**Waterfront:**	
POTL Mo Fee:				**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:					
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 12.33	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	12.23	x 12.33	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	14.40	x 10.66	Renovated	Skylight	Stainless Steel Appl
4	Prim Bdrm	2nd	12.40	x 12.60	Hardwood Floor	Closet	Ceiling Fan
5	2nd Br	2nd	12.17	x 7.74	Hardwood Floor	Closet	Window
6	Family	Bsmt	9.74	x 9.32	Vinyl Floor	Pot Lights	Open Concept
7	Laundry	Bsmt	11.41	x 9.32	Vinyl Floor	Pot Lights	Open Concept

Client Remks: Welcome To This Incredible Semi-Detached Danforth Village Home That Has Been Fabulously Renovated Top To Bottom. Open Concept Living And Dining Rooms, Pot Lights Throughout, Light Hardwood Floors, Lots Of Space To Host Family And Friends For Dinners. Completely Reimagined Kitchen With Two Skylights, Brand New Built-In Smart Stainless-Steel Appliances, Eat-At Kitchen Island, Gleaming White Quartz Countertops, Heated Floors And Sliding Glass Doors Overlooking Landscaped Backyard And Deck. Two Family-Sized Bedrooms Upstairs And A Modern Renovated Bathroom. The Basement Is Finished As A Rec Room, Plus A Laundry Room. Enclosed Porch Is Great As A Reading Area Or A Mud Room. Laneway Parking In The Back. Steps To All Shopping And Restaurants On Danforth.

Extras: 8 Mins Walk To Main St Or Victoria Park Stations On Bloor-Danforth Line. 13 Mins Subway Ride To Yonge/Bloor. 11 Mins Go Train Ride To Union Station From Danforth Go Station! *Potential For Laneway House Development, Assessment Report Avail*

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

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