

	<b>39 Sammon Ave</b>		<b>List: \$1,499,000 For: Sale</b>
	<b>Toronto Ontario M4J1Y7</b>		
Toronto E03 Danforth Village-East York Toronto 115-23-P			
Taxes: \$5,978.08 / 2022		SPIS: N	Last Status: New
Pt Lt 29 Pl 704 Twp Of York As In Ey217989		DOM: 1	
Detached	Front On: S	Rms: 7 + 4	
Link: N	Acre:	Bedrooms: 4 + 2	
2-Storey	25 x 123 Feet	Washrooms: 3	
Irreg:		1x3xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: Pape/Danforth			

MLS#: E5685574 Sellers: Anthony John Crifo And The Estate Of Noreen Crifo Contact After Exp: N  
 Holdover: 90 Possession Remarks: 30/60/Tba Occup: Vacant  
 PIN#: ARN#:

<b>Kitchens:</b> 2 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Front Yard	<b>Cable TV:</b>
<b>Basement:</b> Finished / Sep Entrance	<b>Gar/Gar Pk Spcs:</b> None / 0.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Pk Spcs:</b> 0	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Pk Spcs:</b> 0.0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b>		<b>Oth Struct:</b>
<b>Phys Hdcp-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.53	x 13.35	Hardwood Floor	Bay Window	O/Looks Frontyard
2	Kitchen	Main	11.61	x 12.46	Modern Kitchen	B/I Appliances	Open Concept
3	Family	Main	12.89	x 16.07	Open Concept	W/O To Deck	French Doors
4	Br	Main	10.96	x 12.50	Hardwood Floor	Separate Rm	Closet
5	Kitchen	2nd	11.61	x 12.46	O/Looks Backyard	Vinyl Floor	B/I Shelves
6	3rd Br	2nd	10.96	x 12.50	Hardwood Floor	Closet	Window
7	4th Br	2nd	15.32	x 13.35	Hardwood Floor	Double Closet	Bay Window
8	Br	Lower	14.24	x 13.35	Laminate	Closet	Window
9	Kitchen	Lower	11.25	x 14.79	Laminate	B/I Appliances	Window
10	Br	Lower	11.58	x 16.96	Laminate	Double Closet	Window
11	Laundry	Lower	11.84	x 10.69	Concrete Floor	Laundry Sink	Closet

**Client Remks:** Single-Family, Two Units, Or Three Units... This Home Can Do It All! Welcome To 39 Sammon Ave., A Beautifully Updated & Well-Maintained 2-Storey Detached Home In One Of Toronto's Best Neighbourhoods - Pape Village! Step Inside The Foyer Into The Main Level Living Room With A Huge Window Overlooking The Green Front Yard & Picturesque Sammon Avenue. Follow The Hallway & Find A Room Almost As Versatile As This Home... Could It Be A Bedroom? Yep. A Dining Room? Of Course! How About A Home Office, A Study, Or A Home Gym? Absolutely! The Kitchen Has Been Completely Renovated With You In Mind & Opens Up To A 2-Storey Extension That Spans The Main & Basement Levels And Includes A Main Floor Family Room Complete With French Doors That Open Up To The South-Facing Backyard, A True Gardener's Paradise. Upstairs Find Two Family-Sized Bedrooms, A Kitchen & A Bathroom. Want To Convert It Back To A Single-Family Home? The 3rd Bedroom Is Set Up As A Kitchen, But Can Easily Be Turned Back To A Bedroom.

**Extras:** Downstairs Find A Finished Basement In-Law Suite. Just An 8-Minute Walk From Pape Station On Subway Line 2, Plus Right Next To All The Best Shops, Restaurants, & Other Amenities Along The Danforth, This Is The One You've Been Waiting For!

**Brkage Remks:** \*Speak W/ La Re: Parking\* Offers Will Be Reviewed On July 12th At 6Pm. Pre-Listing H/I Avail. Email: Roncy@Royallepage.Ca For A Copy \*2 Sep Hydro Meters\* Furnace, Ac & Hwt Rental At \$194/Month. For Questions And Offers, Please Email Edward@Wgrouprealestate.Ca

**Mortgage Comments:** T.A.C.

ROYAL LEPAGE CONNECT REALTY, BROKERAGE Ph: 416-588-8248 Fax: 416-000-0000  
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 EDWARD WANG, Broker 416-588-8248  
 CHRISTOPHER MICHAEL WANNAMAKER, Salesperson 416-588-8248  
**Contract Date:** 7/05/2022 **Condition:** Ad: Y  
**Expiry Date:** 9/05/2022 **Cond Expiry:** Escape:

Prepared by: EDWARD WANG, Broker and CHRISTOPHER MICHAEL WANNAMAKER, Salesperson  
ROYAL LEPAGE CONNECT REALTY, BROKERAGE

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Last Update: 7/05/2022

CB Comm: 2.5% + Hst

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