

	25 Rankin Cres		List: \$999,000 For: Sale
	Toronto Ontario M6P 4H1		
	Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto 114-14-Q		
SPIS: N		Taxes: \$4,524.64 / 2022	DOM: 7
Att/Row/Twnhouse		Front On: S	Rms: 6 + 3
3-Storey		Acre:	Bedrooms: 2 + 2
			Washrooms: 3
			1x2x2nd, 1x4x3rd, 1x4xBsmt
Lot: 15.29 x 59.19 Feet			
Irreg:			
Dir/Cross St: Bloor / Symington			

MLS#: W5775678	Contract Date: 9/26/2022	PIN#:
Possession Remarks: Tba		

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Apartment / Sep Entrance	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:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Park, Public Transit	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift: N		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	8.53	x 12.46	Hardwood Floor	Window	Access To Garage
2	Living	2nd	14.20	x 14.27	Hardwood Floor	Open Concept	Fireplace
3	Dining	2nd	11.18	x 9.05	Hardwood Floor	Open Concept	Breakfast Bar
4	Kitchen	2nd	10.89	x 9.38	Quartz Counter	Stainless Steel Appl	Pantry
5	Prim Bdrm	3rd	11.91	x 12.40	Semi Ensuite	Broadloom	Double Closet
6	2nd Br	3rd	14.17	x 11.87	Closet	Broadloom	Window
7	Living	Bsmt	14.46	x 14.43	Broadloom	Open Concept	Window
8	Kitchen	Bsmt	14.46	x 14.43	Combined W/Living	Open Concept	Ceramic Floor
9	Den	Bsmt	13.78	x 14.53	Broadloom	Separate Rm	Closet

Client Remks: This Fabulous Freehold Townhouse Will Be Rankin' #1 On Your Wish List! Welcome To 25 Rankin Crescent, A Beautifully Laid-Out & Meticulously Maintained Freehold Townhouse In The Prestigious Junction Triangle Neighbourhood. Steps Away From Lansdowne Station, Dundas West Station, & The Bloor Go/Up Station, Getting Around The City & To The Airport Are A Breeze! Step Inside The Foyer To Find A Main-Level Office/Flex Room Space Set Up Perfectly To Work As Your Home Office, Studio, Or Gym. This Home Features One Garage Parking Space & The Garage Leads Straight Into The Basement & Foyer - No More Dusting Snow Off Your Vehicle In The Morning! On The Second Level Find An Open Concept Kitchen With New Countertops, Newer Appliances Including A Brand New Gas Range, A Walk-Out To The Outdoor Deck, & A Coveted Powder Room Perfect For Guests. The Open Concept Dining & Living Rooms Offer Plenty Of Natural Light & A Cozy Gas Fireplace.

Extras: Upstairs Find Two Family-Sized Bedrooms, New Broadloom, Lots Of Closet Space, & A Semi-Ensuite Bathroom. The Bsmt Apartment/In-Law Suite W A Separate Entrance, High Ceilings, & A Fantastic Layout. If We Had To Rank This Home, It'd Be #1!

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