Prepared by: EDWARD WANG, Broker and CHRISTOPHER MICHAEL WANNAMAKER, Salesperson
ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

Printed on 02/28/2023 8:49:52 AM

24 Duart Park Rd **List: $1,629,000 For: Sale**
Toronto Ontario M4E1J2
Toronto E02 The Beaches Toronto 121-27-S
SPIS: N **Taxes:** $6,925.99 / 2023 **DOM: 1**

Detached **Front On:** N **Rms:** 5 + 3
Link: N **Acre:** **Bedrooms:** 2 + 1
Bungalow **Washrooms:** 2
1x3xMain, 1x3xBsmt

Lot: 29 x 83.45 Feet
Irreg:
Dir/Cross St: Queen East & Maclean Ave

MLS#: E5933003 **Contract Date:** 2/27/2023 **PIN#:**
Possession Remarks: 60/Tba

Kitchens:	1	**Exterior:**	Stucco/Plaster	**Zoning:**	
Fam Rm:	Y	**Drive:**	Rt-Of-Way	**Cable TV:**	
Basement:	Finished / Sep Entrance	**Gar/Gar Spcs:**	None / 0.0	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	0	**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:**	Beach, Cul De Sac,	**Waterfront:**	
POTL Mo Fee:		Fenced Yard, Park, Public Transit, Ravine		**Retirement:**	
Elevator/Lift:				**Oth Struct:**	
Laundry Lev:	Lower				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.73	x 11.74	Hardwood Floor	Fireplace	Formal Rm
2	Dining	Main	12.56	x 12.00	Hardwood Floor	Picture Window	Formal Rm
3	Kitchen	Main	8.89	x 11.32	Hardwood Floor	Modern Kitchen	B/I Fridge
4	Prim Bdrm	Main	11.32	x 9.64	Hardwood Floor	Window	Closet
5	2nd Br	Main	13.81	x 10.17	Hardwood Floor	Window	O/Looks Backyard
6	3rd Br	Bsmt	9.05	x 10.17	Laminate	Pot Lights	Closet
7	Rec	Bsmt	28.63	x 12.50	Laminate	Pot Lights	Separate Rm
8	Other	Bsmt	16.24	x 8.23	Laminate	Finished	Separate Rm

Client Remks: Life's A Peach When You Live In The Beach! Welcome To The Most Charming Quiet Little Cul-De-Sac You Ever Laid Your Eyes On. Sitting On The North Side Just A Few Doors Down From Parkland, 24 Duart Park Rd. Is Just Waiting To Help Make Your Dreams Come True! Step Inside The Cozy Covered Porch & Into The Spacious Living Room Perfect For Movie Nights & Chatting The Night Away With Family & Friends. The Extra-Large Dining Room Has Ample Space For Even The Grandest Of Dining Tables - Dinner Parties Will Never Be The Same! The Renovated Kitchen Features A Gas Cooktop & A Luxurious Integrated Sub-Zero Refrigerator, Plus Tons Of Storage & A Walkout To The Backyard. Two Bedrooms On The Main Floor & Another Downstairs Off The Expansive Rec. Room In The Finished Basement With A Separate Entrance Mean Room For Everyone! Whether You're An Entertainer, A Gardener, Or Both, The Landscaped Backyard Will Give You All The Space You Need. And If Your Dreams Include Building Or Buying Your Home Now &

Extras: Expanding On It Later, Look No Further! One Way Or Another, You'll Want To Make This Your Forever Home In Toronto's Best Neighbourhood With Amazing Shops, Restaurants, Schools, The Beach, & Transit All At Your Doorstep. Welcome Home!

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

Toronto Regional Real Estate Board (TRREB) assumes no responsibility for the accuracy of any information shown. Copyright TRREB 2023