**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 04/02/2024 9:48:35 AM

**277 Pacific Ave** **List: $2,249,900 For: Sale**
**Toronto Ontario M6P 2P8**
Toronto W02 Junction Area Toronto
**SPIS:** N **Taxes:** $7,448.94 / 2023 **DOM: 0**

Detached **Front On:** E **Rms:** 8 + 3
**Link:** N **Acre:** **Bedrooms:** 4 + 1
2 1/2 Storey **Washrooms:** 4
1x2x3rd, 1x4x2nd, 1x3x2nd, 1x3xBsmt

**Lot:** 25 x 126 Feet **Irreg:**
**Dir/Cross St:** High Park Ave. & Annette St.

**MLS#:** W8188462 **Contract Date:** 4/02/2024 **PIN#:** 213650124
**Possession Remarks:** 60/TBA

| | | | | | |
|---|---|---|---|---|---|
| **Kitchens:** | 1 | **Exterior:** | Brick | **Zoning:** | |
| **Fam Rm:** | Y | **Drive:** | Pvt Double | **Cable TV:** | |
| **Basement:** | Finished / Sep Entrance | **Gar/Gar Spcs:** | Detached / 2.0 | **Hydro:** | |
| **Fireplace/Stv:** | Y | **Drive Park Spcs:** | 2 | **Gas:** | |
| **Heat:** | Radiant / Gas | **Tot Prk Spcs:** | 4.0 | **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:** | Fenced Yard, Park, | **Waterfront:** | |
| **POTL Mo Fee:** | | Public Transit, Rec Centre, School | | **Retirement:** | |
| **Elevator/Lift:** | | | | **Oth Struct:** | |
| **Laundry Lev:** | Lower | | | | |
| **Phys Hdcap-Eqp:** | | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|---|---|---|---|---|---|---|
| 1 | Kitchen | Main | 8.56 | x 17.74 | Hardwood Floor | Stainless Steel Appl | Centre Island |
| 2 | Dining | Main | 12.46 | x 14.83 | Hardwood Floor | Large Window | Fireplace |
| 3 | Living | Main | 10.23 | x 14.83 | Hardwood Floor | Large Window | Separate Rm |
| 4 | Sitting | Main | 14.10 | x 9.68 | Hardwood Floor | Large Window | W/O To Yard |
| 5 | Foyer | Main | 6.92 | x 9.84 | Hardwood Floor | Closet | Staircase |
| 6 | Prim Bdrm | 2nd | 18.56 | x 11.84 | Broadloom | 5 Pc Ensuite | Large Closet |
| 7 | 2nd Br | 2nd | 9.91 | x 8.76 | Broadloom | 3 Pc Ensuite | Closet |
| 8 | 3rd Br | 3rd | 11.51 | x 15.32 | Hardwood Floor | Window | Closet |
| 9 | 4th Br | 3rd | 11.51 | x 11.91 | Hardwood Floor | Window | Closet |
| 10 | 5th Br | Bsmt | 11.32 | x 9.74 | Broadloom | Window | Separate Rm |
| 11 | Den | Bsmt | 13.48 | x 15.42 | Broadloom | 3 Pc Bath | Combined W/Laundry |
| 12 | Den | Bsmt | 7.74 | x 14.66 | Broadloom | Window | Separate Rm |

**Client Remks:** Something terrific sits on Pacific! And you're gonna love it, even if you're a critic! Welcome to 277 Pacific Ave., a magnificent 2.5-storey detached family home in one of Toronto's most desirable neighbourhoods. Offered for the first time in more than 25 years, this home sits south of Annette St. in the coveted High Park North neighbourhood & is close to schools, shops, restaurants, & transit. Step inside the huge foyer & immediately notice the intricate wood details throughout. To your left find a large living room that walks into the kitchen that features ample storage & overlooks the dining room complete with a cozy fireplace. At the rear of the home find a sitting room that walks out to the ample deck & luscious backyard. Up on the second level find two bedrooms including the primary, both with ensuite bathrooms. On the third level find two additional bedrooms & a powder room. The finished basement features a separate entrance, laundry, another bathroom, & a few rooms to do with as you please.

**Extras:** Backing onto Aziel St. means there is major development potential - just glance up the street and see what's already been done! Sever the lot & build, or build the garage & laneway house of your dreams. Welcome home!

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

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