

Prepared by: CAMERON WEIR, Salesperson & SCOTT HANTON, Broker

KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

1238 Queen St East Unit B, Toronto, ON M4L1C3

416-465-4545



171 Logan Ave
Toronto Ontario M4M2N2
 Toronto E01 South Riverdale Toronto 120-22-S
SPIS: N **Taxes: \$3,700.00 / 2015**

List: \$899,000 For: Sale

Semi-Detached
 3-Storey

Front On: E
Acre:

Rms: 8 + 1
Bedrooms: 4 + 1
Washrooms: 5
 1x3x3rd, 1x2xMain, 1x4x2nd, 1x3x2nd,
 1x3xGround

Lot: 15 x 129 Feet Irreg:
Dir/Cross St: Queen / Logan

MLS#: E3306735

PIN#:

Kitchens: 1 + 1
Fam Rm: N
Basement: Crawl Space
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
Addl Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Alum Siding / Brick Front
Drive: Lane
Garage: Detached / 1.0
Park Spaces: 1
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Place Of Worship, Public
 Transit, School

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct: Aux Residences

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.65	x 9.84	Hardwood Floor	Coffered Ceiling	Pot Lights
2	Dining	Main	25.65	x 9.84	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	15.32	x 10.33	Hardwood Floor	B/I Appliances	W/O To Yard
4	Master	2nd	8.82	x 14.07	Hardwood Floor	West View	4 Pc Ensuite
5	2nd Br	2nd	11.74	x 8.07	Hardwood Floor	Skylight	East View
6	3rd Br	2nd	6.26	x 10.43	Hardwood Floor	East View	
7	Sitting	3rd	30.14	x 8.82	Hardwood Floor	W/O To Balcony	3 Pc Bath

Client Remks: Newly Renovated With Modern & Stylish Touches, This 4+1 Bdrm Property Boasts 5 Bathrooms, A Separate Garage And Even A Separate In-Law Suite. The Large Open-Concept Main Floor Is Ideal For Dinner Parties And Outdoor Entertaining With A Fenced-In Back Yard Off Of The Elegant, Renovated Kitchen With Gas Cooktop. 4 Generous Bedrooms Upstairs, Plus An Additional Bedroom In The Guest House. Relax On The Top Floor Balcony With Tree-Lined Views Of South Riverdale.

Extras: ***Open House*** Saturday, September 12 And Sunday, September 13, 2-5 P.M. Includes, Gas Cooktop, Wine Fridge, Dishwasher, Fridge, Washer/Dryer, Electric Fireplace, All Existing Light Fixtures, 3rd Floor Outdoor Jacuzzi.

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE **Ph:** 416-465-4545

