



102 Knox Ave List: \$589,000 For: Sale
Toronto Ontario M4L2P2
 Toronto E01 Greenwood-Coxwell Toronto 120-24-S
SPIS: N **Taxes: \$2,896.51 / 2015**

Att/Row/Twnhouse **Front On: E** **Rms: 6**
 2-Storey **Acre:** **Bedrooms: 3**
Washrooms: 2
 1x4x2nd, 1x3xBsmt
Lot: 13.83 x 110 Feet Irreg:
Dir/Cross St: Queen St E & Greenwood

MLS#: E3350164 **Contract Date: 10/27/2015** **Possession: 60-90 Tba**

Kitchens: 1	Exterior: Brick Front	Zoning:
Fam Rm: N	Drive: None	Cable TV:
Basement: Part Fin / Sep Entrance	Garage: None / 0.0	Hydro:
Fireplace/Stv: N	Park Spaces: 0	Gas:
Heat: Forced Air / Gas	UFFI:	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac:	Energy Cert:	Water Supply:
Apx Age:	Cert Level:	Sewer: Sewers
Apx Sqft:	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat: Fenced Yard, Park, Place	Farm/Agr:
Addl Mo Fee:	Of Worship, Public Transit, School, Treed	Waterfront:
Elevator/Lift:		Retirement:
Laundry Lev: Lower		Oth Struct:
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 8.66	Laminate	Large Window	W/O To Porch
2	Dining	Main	12.66	x 10.07	Laminate	Open Concept	Combined W/Living
3	Kitchen	Main	9.15	x 17.25	Linoleum	Eat-In Kitchen	W/O To Garden
4	Master	2nd	11.15	x 13.09	Hardwood Floor	Closet	Window
5	2nd Br	2nd	13.74	x 7.84	Hardwood Floor	Closet	Window
6	3rd Br	2nd	8.59	x 9.25	Hardwood Floor	Closet	Window
7	Utility	Bsmt	12.23	x 12.00			

Client Remks: What A Great Find, Just Steps From Queen Street! This Spacious 3 Bdrm Leslieville Home Features A Wonderfully Large Open Concept Living/Dining Area Plus A Fabulous Eat-In Kitchen With Gas Stove & Walk-Out To A Large, Lush Fenced-In Back Yard Flanked By Mature Trees. 2 Full Bathrooms Plus 3 Generous-Sized Bdrms Upstairs & A Sunny Skylight Above The 2nd Floor Landing. The Partially Finished Basement Has An All-Important Separate Entrance For Your Future Plans.

Extras: ***O.P.E.N H.O.U.S.E Sat Oct 31 & Sun Nov 1, 2-5Pm*** Includes Fridge, Gas Stove, Dishwasher, Washer/Dryer.

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



The **WEIR** Team
 Real Estate, Refined.



1191 SQUARE FEET
+ 573 SQUARE FEET BELOW GRADE