



**403 Woodfield Rd** **List: \$1,269,000 For: Sale**  
**Toronto Ontario M4L2X2**  
 Toronto E01 Greenwood-Coxwell Toronto 120-24-R  
**SPIS: N** **Taxes: \$2,274.36 / 2015**

Detached **Front On: E** **Rms: 9 + 1**  
 2-Storey **Acre:** **Bedrooms: 4**  
**Washrooms: 4**  
 2x4x2nd, 1x2xMain, 1x3xLower  
**Lot: 25 x 111 Feet Irreg:**  
**Dir/Cross St: Greenwood & Gerrard**

**Contract Date: 1/13/2016**

**Possession: 60-90Tba**

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Sep Entrance	<b>Garage:</b>	Attached / 1.0	<b>Hydro:</b>	
<b>Fireplace/Stv:</b>	Y	<b>Park Spaces:</b>	3	<b>Gas:</b>	
<b>Heat:</b>	Forced Air / Gas	<b>UFFI:</b>		<b>Phone:</b>	
<b>A/C:</b>	Central Air	<b>Pool:</b>	None	<b>Water:</b>	Municipal
<b>Central Vac:</b>		<b>Energy Cert:</b>		<b>Water Supply:</b>	
<b>Apx Age:</b>	New	<b>Cert Level:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>		<b>GreenPIS:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>Prop Feat:</b>	Place Of Worship, Public	<b>Farm/Agr:</b>	
<b>Addl Mo Fee:</b>			Transit, School	<b>Waterfront:</b>	
<b>Elevator/Lift:</b>				<b>Retirement:</b>	
<b>Laundry Lev:</b>	Upper			<b>Oth Struct:</b>	
<b>Phys Hdcap-Eqp:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.75	x 11.15	Hardwood Floor	Led Lighting	Open Concept
2	Dining	Main	14.07	x 8.17	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	19.42	x 9.15	Hardwood Floor	B/I Appliances	Centre Island
4	Family	Main	9.68	x 15.15	Hardwood Floor	Gas Fireplace	W/O To Deck
5	Master	2nd	16.83	x 12.23	Hardwood Floor	W/I Closet	4 Pc Ensuite
6	2nd Br	2nd	12.00	x 10.33	Hardwood Floor	Closet	Window
7	3rd Br	2nd	12.07	x 9.15	Hardwood Floor	Closet	Window
8	4th Br	2nd	13.48	x 8.76	Hardwood Floor	Closet	Window
9	Laundry	2nd	6.59	x 2.92	Marble Floor		
10	Family	Bsmt	16.56	x 31.75	Limestone Flooring	3 Pc Bath	W/O To Garden

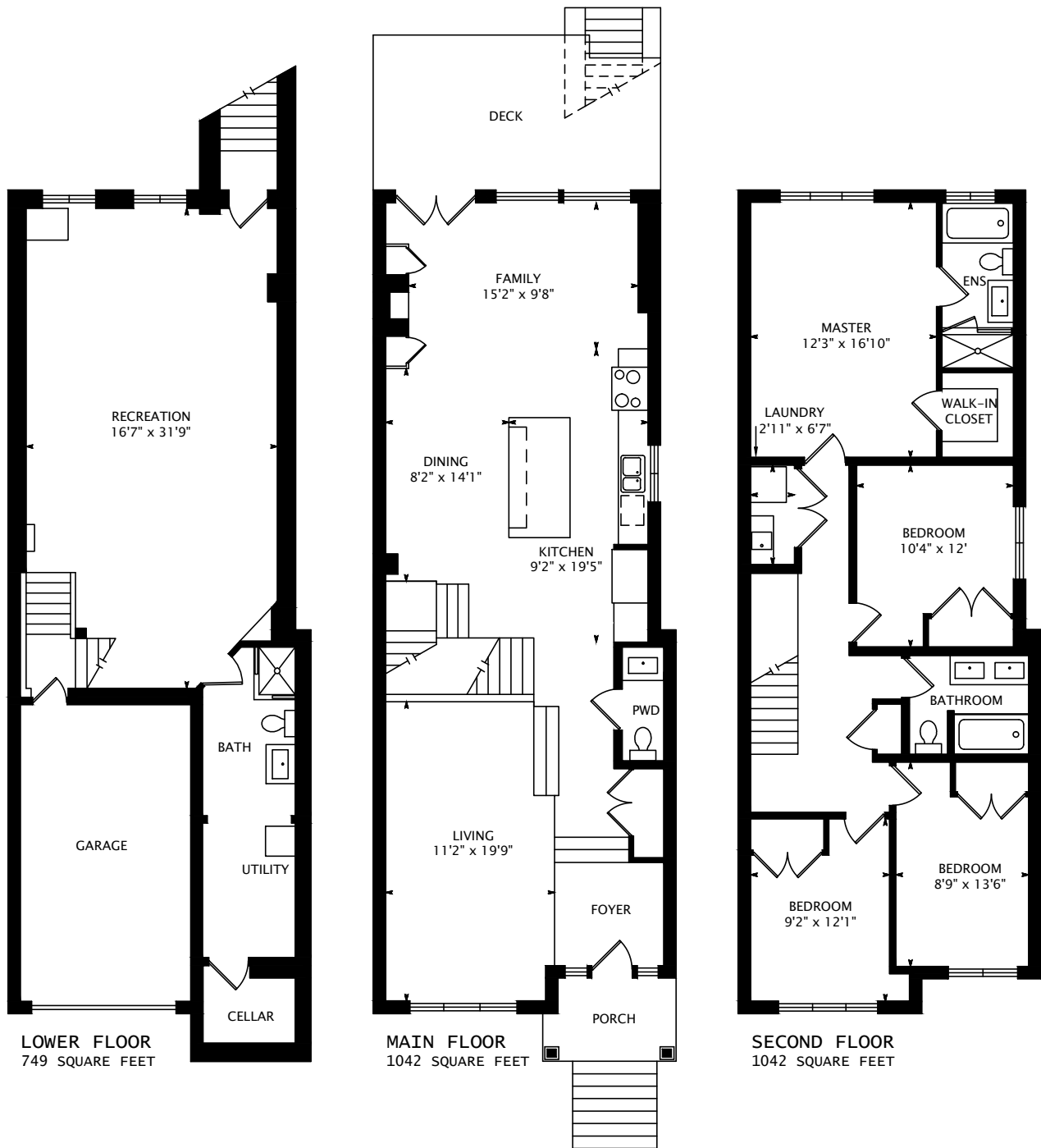
**Client Remks:** Immaculate Brand New Custom 4 Bedroom, 4 Bathroom Detached House In Leslieville. 403 Woodfield Boasts Outstanding Craftsmanship, Beautiful Attention To Detail & High Quality Finishes That Sets A New High Standard For New Homes. Truly Spacious With Soaring High Ceilings, A Spectacular Chef's Kitchen With 6 Burner Gas Cooktop & A Stunning 9 Foot Centre Island That Will Send Your Heart Racing. Ask For A Full List Of The Many Impressive Upgrades.

**Extras:** Jennair Gas Cooktop, Range Hood, Large Fridge, Built-In Double Oven, High End Faucets, Gas Fireplace, Washer/Dryer, Existing Light Fixtures, 5" Oak Hardwood, Limestone & Marble Tiles, 200 Amp Electrical, Tankless Hot Water, 2 Sump Pumps.

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



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



2084 SQUARE FEET  
+ 749 SQUARE FEET BELOW GRADE

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