

Prepared by: CAMERON JOHN WEIR, Salesperson and SCOTT HANTON, Broker

KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

1238 Queen St East Unit B, Toronto, ON M4L1C3 416-465-4545



**159 Oakcrest Ave** List: \$589,000 For: Sale

**Toronto Ontario M4C1B8**

Toronto E02 East End-Danforth Toronto 116-26-Q

SPIS: N Taxes: \$2,750.08 / 2015

Semi-Detached	Front On: S	Rms: 7
2-Storey	Acre:	Bedrooms: 3 + 1
		Washrooms: 2
		1x4x2nd, 1x3xBsmt

Lot: 18.67 x 85 Feet Irreg:  
Dir/Cross St: Woodbine & Danforth

MLS#: E3338702 Contract Date: 10/13/2015 Possession: 60-90Tba PIN#:

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>Addl Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> None <b>Garage:</b> None / 0.0 <b>Park Spaces:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fenced Yard, Place Of Worship, Public Transit, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.76	x 13.48	Hardwood Floor	Pot Lights	W/O To Porch
2	Dining	Main	14.01	x 11.32	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	10.66	x 14.07	Tile Floor	B/I Appliances	W/O To Deck
4	Master	2nd	11.25	x 12.60	Hardwood Floor	Vaulted Ceiling	His/Hers Closets
5	2nd Br	2nd	11.09	x 8.59	Hardwood Floor	Window	Renovated
6	3rd Br	2nd	12.82	x 8.59	Hardwood Floor	Window	Renovated
7	Office	2nd	7.35	x 6.82	Hardwood Floor	Window	Renovated
8	Family	Bsmt	24.01	x 8.92	Laminate		

**Client Remks:** Classic Warmth Meets Modern Style In This Lovingly Renovated 3+1 Bedroom House On Oakcrest Avenue. You'll Love The High Ceilings & Spacious Open-Concept Main Floor That Walks Out To An Extra Large Deck, Ideal For Parties & Dinners Prepared In The Sleek New Kitchen. Finished Bsmt, 2 Full Baths Plus A 2nd Floor Bonus Room! Graced With Mature Trees & Beautiful Homes, This Inviting Family-Friendly Neighbourhood Is A Short Walk To 2 Subways Stations & Go Station.

**Extras:** \*\*\*O.P.E.N H.O.U.S.E Sat Oct 17 & Sun Oct 18, 2-5Pm\*\*\* New Fridge, Stove, Dw, Washer/Dryer, Light Fixtures. Tons Of Closet Space In The Master Bedroom W Stunning Vaulted Ceiling + A Finished Basement Ready To Become The Perfect Family Room.

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



The **WEIR** Team

Real Estate, Refined.



**LOWER FLOOR**  
569 SQUARE FEET

**MAIN FLOOR**  
678 SQUARE FEET

**SECOND FLOOR**  
687 SQUARE FEET

1365 SQUARE FEET  
+ 569 SQUARE FEET BELOW GRADE

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