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



MLS#: E3338702

159 Oakcrest Ave

Toronto Ontario M4C1B8Toronto E02 East End-Danforth Toronto 116-26-Q

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

Semi-Detached Front On: S

2-Storey Acre: Bedrooms: 3 + 1
Washrooms: 2

List: \$589,000 For: Sale

Rms: 7

1x4x2nd, 1x3xBsmt

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

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

 Kitchens:
 1
 Exterior:
 Brick
 Zoning:

 Fam Rm:
 Y
 Drive:
 None
 Cable TV:

Basement:FinishedGarage:None / 0.0Hydro:Fireplace/Stv:NPark Spaces:0Gas:

 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:

Apx Sqft:

Assessment:

Assessmen

Assessment: Prop Feat: Fenced Yard, Place Of Addl Mo Fee: Worship, Public Transit, School Waterfront:

Elevator/Lift: Retirement:
Laundry Lev: Lower Oth Struct:

Phys Hdcap-Eqp: Length (ft) Width (ft) Description Room <u>Level</u> x 13.48 Hardwood Floor Pot Lights W/O To Porch Living Main 10.76 2 Dining Main 14.01 11.32 Hardwood Floor Open Concept Combined W/Living 3 10.66 14.07 Kitchen Main Tile Floor B/I Appliances W/O To Deck 4 2nd Vaulted Ceiling Master 11.25 12.60 Hardwood Floor His/Hers Closets 5 2nd Br 2nd 11.09 8.59 Hardwood Floor Window Renovated Х 6 3rd Br 2nd 12.82 x 8.59 Hardwood Floor Window Renovated 7 Office 2nd 7.35 6.82 Hardwood Floor Window Renovated Х 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.

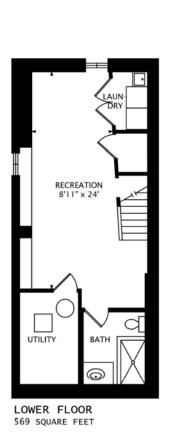
Extras: ***O.P.E.N H.O.U.S.E Sat Oct 17 & Sun Oct 18, 2-5Pm*** New Fridge, Stove, Dw, Washer/Dryer, Light Fixtures. Tons Of Closet Space In The Master Bedroom W Stunning Vaulted Ceiling + A Finished Basement Ready To Become The Perfect Family Room.

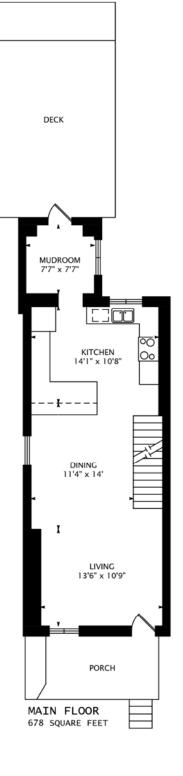
Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE Ph. 416-465-4545



The WEIRTeam.ca









1365 SQUARE FEET + 569 SQUARE FEET BELOW GRADE