



**242 Milan St** List: \$499,000 For: Sale  
**Toronto Ontario M5A 3Z6**  
 Toronto C08 Moss Park Toronto 120-20-S  
**SPIS: N** **Taxes: \$3,159.34 / 2015**

Att/Row/Twnhouse **Front On: W** **Rms: 6**  
 3-Storey **Acre:** **Bedrooms: 3**  
**Washrooms: 1**  
 1x4x2nd  
**Lot: 16.66 x 67.71 Feet**  
**Irreg:**  
**Dir/Cross St: Dundas/ Parliament**

**MLS#: C3355368** **Contract Date: 11/03/2015** **Possession: 60-90Tba** **PIN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> None	<b>Garage:</b> Built-In / 1.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Park Spaces:</b> 2	<b>Gas:</b>
<b>Heat:</b> Baseboard / Electric	<b>UFFI:</b>	<b>Phone:</b>
<b>A/C:</b> None	<b>Pool:</b> None	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Energy Cert:</b>	<b>Water Supply:</b>
<b>Apx Age:</b>	<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> Fenced Yard, Place Of	<b>Farm/Agr:</b>
<b>Addl Mo Fee:</b>	Worship, Public Transit	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b> Main		<b>Oth Struct:</b>
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.48	x 13.58	Broadloom	Combined W/Dining	Open Concept
2	Kitchen	Main	8.66	x 10.23	Linoleum	B/I Appliances	Combined W/Laundry
3	Master	2nd	12.00	x 7.25	Broadloom	Large Closet	Window
4	2nd Br	2nd	9.25	x 8.07	Broadloom	Closet	Window
5	3rd Br	3rd	15.48	x 10.17	Broadloom	Closet	Window

**Client Remks:** Fantastic Opportunity For A 3 Level 3 Bedroom Town House (Attached On Just One Side) In The Heart Of Downtown Toronto. Approx 1245 Sq Ft Of Total Living Space That's Just Waiting For Your Personal Touches. Even Parking For 2 Cars (With 1 Spot In Your Own Garage). Enjoy The Walkout To A Private Fenced-In Backyard Plus A 3rd Floor Master Bedroom With Large Walk-In Closet. A Short Stroll To The Subway, Yonge St, Bay St And Quick Access To The D.V.P & Lakeshore.  
**Extras:** \*\*\*O.P.E.N H.O.U.S.E Sat Nov 7 & Sun Nov 8, 2-5Pm\*\*\* Purchase Includes Stove, Dishwasher, Fridge, Washing Machine, Existing Light Fixtures.

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



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