



119 Craven Rd
Toronto Ontario M4L2Z4
 Toronto E01 Greenwood-Coxwell Toronto 120-24-S
SPIS: N Taxes: \$2,651.31 / 2015

Att/Row/Twnhouse **Front On: E** **Rms: 6**
 2-Storey **Acre:** **Bedrooms: 2**
Washrooms: 1
 1x4xMain
Lot: 13.92 x 73 Feet Irreg:
Dir/Cross St: Queen/ Coxwell

MLS#: E3392128 Possession: 30-60-Tbd PIN#:

Kitchens: 1 Fam Rm: N Basement: Crawl Space Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Window Unit Central Vac: Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Front / Shingle Drive: None Garage: None / 0.0 Park Spaces: 0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.23	x 11.25	Hardwood Floor Gas Fireplace Open Concept
2	Kitchen	Main	10.92	x 11.25	Hardwood Floor Combined W/Dining B/I Appliances
3	Master	2nd	11.25	x 9.51	Broadloom Large Closet W/O To Balcony
4	2nd Br	2nd	10.17	x 9.41	Broadloom Large Closet Ceiling Fan

Client Remks: Welcome To Your First Home In Leslieville! What A Great Way To Start To 2016! This Adorable 2 Bedroom, 2-Storey House Is On One Of The Coolest Streets In The City, Just A Few Steps To Queen Street. A Wonderfully Open-Concept Main Floor Welcomes You With Gas Fireplace & Large Eat-In Kitchen. You'll Love B.B.Qs In The Large Fenced-In Back Yard. Plus The Master Bedroom Offers A Huge Balcony Up In The Trees That Could Become Your Favourite Spot! Welcome Home!

Extras: ***O.P.E.N H.O.U.S.E Sat Jan 16 & Sun Jan 17, 1-4Pm*** Includes Fridge, B.B.Q, Window A/C, Built-In Oven, Gas Stove, All Light Fixtures, Existing Window Coverings. Virtual Tour And Floor Plans Available.

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



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 Real Estate, Refined.