



62 Kerr Rd List: \$659,000 For: Sale
Toronto Ontario M4L1K5
 Toronto E01 Greenwood-Coxwell Toronto 120-24-R
SPIS: N **Taxes: \$3,150.52 / 2015**

Semi-Detached **Front On: N** **Rms: 6**
 2-Storey **Acre:** **Bedrooms: 3**
Washrooms: 1
 1x4x2nd
Lot: 17.08 x 100 Feet Irreg:
Dir/Cross St: Dundas & Greenwood

MLS#: E3406481 **Contract Date: 2/02/2016** **Possession: 60-90Tba** **PIN#:**

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Full / Unfinished	Garage: None / 0.0	Hydro:
Fireplace/Stv: N	Park Spaces: 1	Gas:
Heat: Forced Air / Gas	UFFF:	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac:	Energy Cert:	Water Supply:
Apx Age:	Cert Level:	Sewer: Sewers
Apx Sqft:	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat: Fenced Yard, Park, Place	Farm/Agr:
Addl Mo Fee:	Of Worship, Public Transit, Rec Centre, School	Waterfront:
Elevator/Lift:		Retirement:
Laundry Lev: Lower		Oth Struct:
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.84	x 8.82	Hardwood Floor	O/Looks Frontyard	Large Window
2	Dining	Main	12.92	x 9.58	Hardwood Floor	Walk Through	Large Window
3	Kitchen	Main	9.25	x 11.74	Hardwood Floor	B/I Appliances	W/O To Deck
4	Master	2nd	11.68	x 12.99	Hardwood Floor	Closet	South View
5	2nd Br	2nd	12.07	x 7.51	Hardwood Floor	Closet	West View
6	3rd Br	2nd	11.58	x 7.35	Hardwood Floor	Closet	North View

Client Remks: A Darling 3 Bdrm Family Home In The Heart Of Leslieville. Steps Away From Duke Of Connaught Public School & A Quick Stroll To Queen St & T.T.C. Loads Of Original Charm & Warmth On The Inside & A Fabulous Fenced-In Back Yard W/Large Deck. Plus, Enjoy Relaxing On The Quiet Front Porch On This Wonderful Family-Friendly Street W/Great Neighbours. Greenwood Park 2 Minutes Away W/Off-Leash Dog Area, Splash Pad, Sports Field. You'll Love Coming Home To Kerr Road!

Extras: ***O.P.E.N H.O.U.S.E Sat Feb 6 & Sun Feb 7, 2-5Pm*** Includes Fridge, Stove, Dishwasher, Washer/Dryer, Existing Window Coverings And Light Fixtures.

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



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