



8 Jersey Ave List: \$759,000 For: Sale
Toronto Ontario M6G 3A3
 Toronto C01 Palmerston-Little Italy Toronto 120-24-S
SPIS: N **Taxes: \$2,156.14 / 2015**

Semi-Detached **Front On: N** **Rms: 6**
 2-Storey **Acre:** **Bedrooms: 2**
Washrooms: 2
 1x4x2nd, 1x3xBsmt
Lot: 11.42 x 90 Feet Irreg:
Dir/Cross St: College / Clinton

MLS#: C3411970 **Possession: 30-60 Tba** **PIN#:**

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV:
Basement: Finished / Sep Entrance	Garage: None / 0.0	Hydro:
Fireplace/Stv: N	Park Spaces: 1	Gas:
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:	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat: Fenced Yard, Park, Place	Farm/Agr:
Addl Mo Fee:	Of Worship, Public Transit	Waterfront:
Elevator/Lift:		Retirement:
Laundry Lev: Lower		Oth Struct:
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.99	x 10.23	Hardwood Floor	W/O To Garden	B/I Appliances
2	Living	Main	12.07	x 10.23	Hardwood Floor	Halogen Lighting	Open Concept
3	Dining	Main	12.07	x 10.23	Hardwood Floor	Combined W/Living	Open Concept
4	Master	2nd	13.58	x 10.17	Hardwood Floor	Vaulted Ceiling	Large Window
5	2nd Br	2nd	12.82	x 10.23	Hardwood Floor	B/I Shelves	W/O To Balcony
6	Family	Bsmt	18.01	x 9.25	Laminate		

Client Remks: This Super Chic, Classic & Lavishly Modern Home In Little Italy Boasts Soaring High Ceilings, Exposed Brick & A Fabulous Main Floor That's Perfect For Entertaining. A Vaulted Ceiling Graces The Impressive Master Suite & A 2nd Floor Balcony Might Just Become Your Favourite Spot For Coffee. There Are Even 2 Separate Entrances To The Basement That Could Be A Valuable In-Law Suite. Plus A Private Fenced-In Back Yard With Room For Parking On A Small Quiet Street.
Extras: Includes Fridge, Stove, Dishwasher, Steel Kitchen Rack, Washer/Dryer, Existing Light Fixtures, Window Coverings 2nd Bdrm Storage Units & Tv Mount. Parking Spot Currently Fenced-In.

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



The **WEIR** Team
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