



**109 Kent Rd** **List: \$659,000 For: Sale**  
**Toronto Ontario M4L2X5**  
 Toronto E01 Greenwood-Coxwell Toronto  
**SPIS: N** **Taxes: \$2,630.13 / 2015**

Semi-Detached **Front On: E** **Rms: 5 + 1**  
 2-Storey **Acre:** **Bedrooms: 2 + 1**  
**Washrooms: 2**  
 1x4x2nd, 1x3xBsmt  
**Lot: 14.5 x 90 Feet Irreg:**  
**Dir/Cross St: Dundas & Coxwell**

**MLS#: E3444255** **Contract Date: 3/22/2016** **Possession: 30-60-Flex** **PIN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b> Residential
<b>Fam Rm:</b> Y	<b>Drive:</b> Lane	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Garage:</b> None / 0.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Park Spaces:</b> 1	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>UFFF:</b>	<b>Phone:</b>
<b>A/C:</b> Central Air	<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, School	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b> Lower		<b>Oth Struct:</b>
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.66	x 8.82	Hardwood Floor	W/O To Porch	Large Window
2	Dining	Main	13.74	x 10.17	Hardwood Floor	O/Looks Living	Open Stairs
3	Kitchen	Main	11.25	x 8.43	Hardwood Floor	Updated	W/O To Yard
4	Master	2nd	11.58	x 10.66	Hardwood Floor	West View	Closet
5	2nd Br	2nd	9.84	x 7.84	Hardwood Floor	North View	Closet
6	Family	Bsmt	15.74	x 12.07	Laminate	Pot Lights	3 Pc Ensuite

**Client Remks:** Warm, Inviting & Impeccably Updated, Bright Corner Lot Leslieville Home With Parking & Private Backyard. Stylish & Open-Concept Main Floor Living & Dining Plus A Modern Kitchen With Walkout To Yard. Wonderful Finished Basement With Full Bathroom & Extra Storage Room. Just The Right Amount Of Original Charm Plus Modern Touches In This Very In-Demand Neighbourhood. Walk To Schools, Queen St, T.T.C, Beach, Shopping. A Fabulous Find On A Family-Friendly Street.

**Extras:** \*\*\*O.P.E.N H.O.U.S.E Sat Mar 26 & Sun Mar 27, 2-5Pm\*\*\* Sale Includes Fridge, Stove, Dishwasher, Washer/Dryer, Existing Light Fixtures And Window Coverings. High Resolution Virtual Tour, Floor Plans & Pre-Listing Home Inspection Available.

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



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