



15 Sidney St List: \$1,499,000 For: Sale
Toronto Ontario M4V2G3
 Toronto C02 Yonge-St. Clair Toronto 115-19-P
SPIS: N **Taxes: \$10,143.06 / 2015**

Detached **Front On: E** **Rms: 8**
 2 1/2 Storey **Acre:** **Bedrooms: 3 + 2**
Washrooms: 3
 1x6x3rd, 1x4x2nd, 1x2xMain
Lot: 28.5 x 100 Feet Irreg: St/Tw Right Of Way
Dir/Cross St: Avenue Rd/Cottingham

MLS#: C3426665 **Contract Date: 3/01/2016** **Possession: 60-90 Tba** **PIN#:**

Kitchens: 1
Fam Rm: N
Basement: Full / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
Addl Mo Fee:
Elevator/Lift:
Laundry Lev: Lower
Phys Hdcap-Eqp:

Exterior: Brick
Drive: Private
Garage: Built-In / 1.0
Park Spaces: 2
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Cul De Sac, Park, Public
 Transit, School

Zoning: Residential
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct: Garden Shed

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.50	x 18.83	Hardwood Floor Fireplace Cathedral Ceiling
2	Dining	Main	12.00	x 9.41	Hardwood Floor O/Looks Living Bay Window
3	Kitchen	Main	18.99	x 8.23	Ceramic Floor Eat-In Kitchen Bay Window
4	Master	2nd	10.23	x 16.07	Hardwood Floor Pot Lights Large Closet
5	Br	2nd	9.68	x 16.24	Hardwood Floor O/Looks Living Pot Lights
6	Loft	2nd	9.41	x 8.17	Hardwood Floor Skylight Irregular Rm
7	Br	3rd	12.76	x 14.76	Hardwood Floor Skylight Track Lights
8	Office	3rd	10.33	x 7.84	Hardwood Floor Skylight Closet

Client Remks: Come Home To This Gorgeous & Classic Detached Beauty Nestled On A Quiet Cul-De-Sac, Just A Quick Jaunt From High-End "Ave & Dav" Shops. Backing Onto The Cottingham Tennis Club, This Spacious Home Is Ideal For Families & Entertaining With A Double-Sided Fireplace For Indoor & Out!. Soaring High Cathedral Ceilings, Warm Exposed Brick, 4 Bright Levels & Tons Of Storage. Steps To Summerhill Shops, Subway, Cottingham Jr Elementary School, Lionel Conacher Park.

Extras: ***O.P.E.N H.O.U.S.E Sat Mar 5 & Sun Mar 6, 2-5Pm*** Incl Fridge, Stove, (2010) Dishwasher, Washer/Dryer (2014),. Heated Flrs In Kitch, 2nd Flr Bath. 3rd Flr Could Be A Master Retreat Or Teenager's Dream Room. Home Insp & Flr Plans Avail.

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



The **WEIR** Team
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