	<b>9 Homeview Ave</b> <b>Toronto Ontario M6N1S9</b> Toronto W03 Rockcliffe-Smythe Toronto <b>SPIS: N</b> <b>Taxes: \$2,711.29 / 2015</b>	<b>List: \$659,000 For: Sale</b>
	Detached <b>Front On: S</b> 2-Storey <b>Acre:</b>	<b>Rms: 8</b> <b>Bedrooms: 3 + 1</b> <b>Washrooms: 3</b> 1x4x2nd, 1x2xMain, 1x3xBsmt
<b>Lot: 25 x 110 Feet Irreg:</b> <b>Dir/Cross St: Jane &amp; St Clair Ave</b>		

**MLS#: W3450966**      **Contract Date: 3/30/2016**      **Possession: 30-60Tba**

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Sep Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>Addl Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Drive:</b> Mutual <b>Garage:</b> None / 0.0 <b>Park Spaces:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fenced Yard, Place Of Worship, Public Transit	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b> Garden Shed
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.66	x 10.76	Hardwood Floor	Large Window	W/O To Porch
2	Dining	Main	10.33	x 10.59	Hardwood Floor	O/Looks Living	Open Concept
3	Kitchen	Main	9.74	x 12.33	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Master	2nd	10.33	x 14.40	Hardwood Floor	Window	Closet
5	2nd Br	2nd	10.33	x 9.32	Hardwood Floor	Window	Closet
6	3rd Br	2nd	10.76	x 9.32	Hardwood Floor	Window	Closet
7	Family	Bsmt	8.99	x 7.15	Laminate	Walk-Out	3 Pc Bath
8	4th Br	Bsmt	13.25	x 12.07	Laminate	Separate Rm	Window
9	Kitchen	Bsmt	11.41	x 12.17			

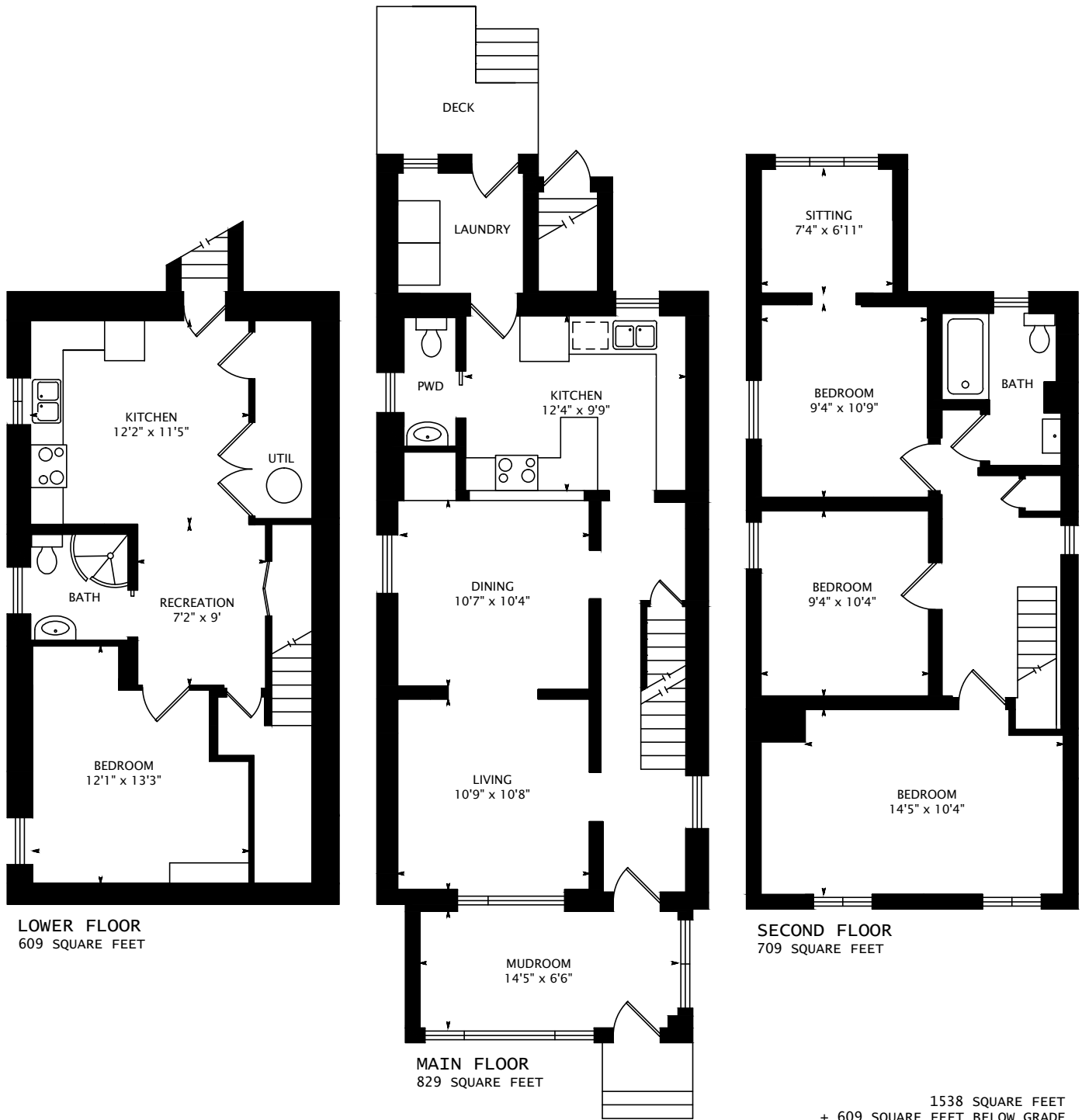
**Client Remks:** As Close To Perfect As Possible! True Pride Of Ownership, Impeccably Updated & Lovingly Cared For. High-End & Stylish Finishes Throughout. Gorgeous Chef's Kitchen, Modern Open-Concept Living & Dining, Main Flr Powder Rm, 3 Bdrms Plus A Bonus 3rd Flr Room Full Of Possibilities! Heated Front Porch, Back Deck, Tons Of Storage. And Most Importantly: Detached, 2 Car Parking, Separate Bsmt In-Law Suite With Its Own Private Entrance! Full List Of Upgrades Available.

**Extras:** \*\*\*O.P.E.N H.O.U.S.E Sat April 2 & Sun April 3, 2-5Pm\*\*\* Includes Heated Flr In Main Bath, Fridge, Stove, Dishwasher, Washer/Dryer, Shed (2012), Hi Eff Furnace & A/C (2012), 200 Amp Elec (2011), Windows (2014) & More! See Virtual Tour!

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



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



Cameron Weir, Sales Representative (416) 578-5400 [Cameron@TheWeirTeam.ca](mailto:Cameron@TheWeirTeam.ca)  
 Scott Hanton, Broker (416) 887-2530 [Scott@TheWeirTeam.ca](mailto:Scott@TheWeirTeam.ca)

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533  
[www.TheWeirTeam.ca](http://www.TheWeirTeam.ca)