



**3157 St Clair Ave E** List: \$789,000 For: Sale  
**Toronto Ontario M1L 1V5**  
 Toronto E04 Clairlea-Birchmount Toronto 116-28-N  
**SPIS: N** **Taxes: \$2,778.31 / 2015**

Detached **Front On: N** **Rms: 6**  
 2-Storey **Acre:** **Bedrooms: 3 + 1**  
**Washrooms: 2**  
 1x4x2nd, 1x4xBsmt  
**Lot: 43.67 x 111 Feet Irreg:**  
**Dir/Cross St: St Clair Ave E/ Presley Ave**

**MLS#: E3469115** **Contract Date: 4/19/2016** **Possession: 60-90-Tba**

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b> Y
<b>Basement:</b> Finished / Sep Entrance	<b>Garage:</b> None / 0.0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Park Spaces:</b> 4	<b>Gas:</b> Y
<b>Heat:</b> Forced Air / Gas	<b>UFFF:</b>	<b>Phone:</b> Y
<b>A/C:</b> Central Air	<b>Pool:</b> None	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Energy Cert:</b> Y	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Cert Level:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>GreenPIS:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>Prop Feat:</b> Clear View, Fenced Yard,	<b>Farm/Agr:</b>
<b>Addl Mo Fee:</b>	Place Of Worship, Public Transit, School	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b> Lower		<b>Oth Struct:</b> Garden Shed
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.82	x 15.84	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	10.43	x 13.68	Hardwood Floor	Open Concept	Bay Window
3	Kitchen	Main	15.42	x 13.68	Tile Floor	Centre Island	W/O To Sundeck
4	Master	2nd	14.17	x 11.74	Broadloom	Large Closet	Large Window
5	2nd Br	2nd	10.92	x 9.51	Broadloom	Large Closet	Large Window
6	3rd Br	2nd	11.91	x 11.74	Broadloom	Large Closet	Large Window
7	Rec	Bsmt	21.94	x 16.24	Linoleum	4 Pc Bath	

**Client Remks:** This Is The One! Beautiful, High Quality Renovations, Pristine Condition, Detached, 3+1 Bdrms, 2 Driveways For 4 Or More Cars, Chef's Kitchen With Island, Walk-Out To Deck & A Private, Landscaped Backyard Paradise. Total Pride Of Ownership, In The Same Family For Decades. Extra Large 43 X 111 Ft Lot. A Very Rare Opportunity That's An Easy Walk To Warden Subway. Finished Basement With 4 Piece Bath & Its Own Side Entrance For An Easy-To-Make In-Law Suite.  
**Extras:** \*\*\*O.P.E.N H.O.U.S.E Sat April 23 & Sun April 24, 2-5Pm\*\*\* Includes S/S Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Fridge In Bmst, California Shutters, All Light Fixtures, Tankless Hot Water System.

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



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