



*Welcome to 3157 St Clair Avenue East*



*Beautiful, High Quality Renovations, Pristine Condition, Detached Family Home  
3+1 Bedrooms, 2 Driveways for 4 or More Cars*



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)



*Modern Open-Concept Living & Dining Area  
Main Floor & 2nd Floor Renovations (2007-2008)*



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*Elegant Formal Dining - Hardwood Floors Throughout*



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*Spectacular Chef's Kitchen with Island & Quartz Countertops*



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*Bright & Beautiful Master Bedroom*



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*3 Large Bedrooms with lots of Closet Space & A Bonus Walk-In Hall Closet*



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*Separate Basement Easy-to-Make In-Law Suite with its own Side Entrance*



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*Large, Quiet, Fenced-in Backyard*



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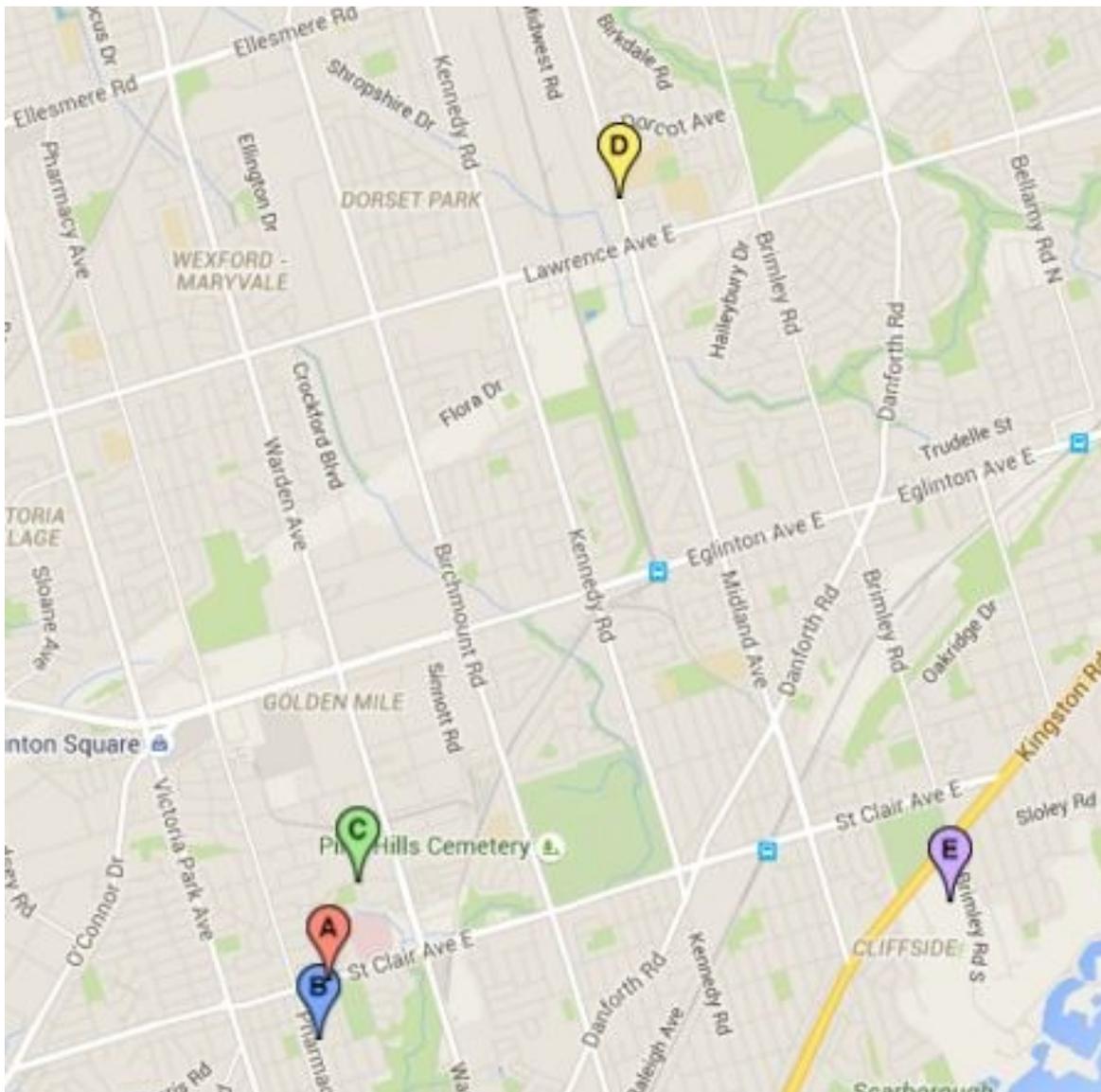


*Walk-Out to Deck & a Private, Landscaped Backyard Paradise  
Extra large 43 x 111 ft lot*



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## Designated Schools

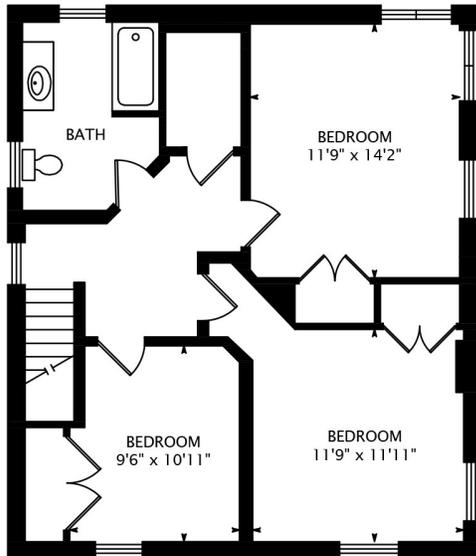
A)	3157 St Clair Ave E		
B)	Regent Heights Public School (GR. JK-08)	555 Pharmacy Ave	(416) 396-6535
C)	SATEC @ WA Porter Cl	40 Fairfax Cres	(416) 396-3365
D)	Bendale Business and Technical Institute (GR. 09-12)	1555 Midland Ave	(416) 396-6695
E)	Blessed Cardinal Newman Catholic High School (GR. 09-12)	100 Brimley Road South	(416) 393-5519

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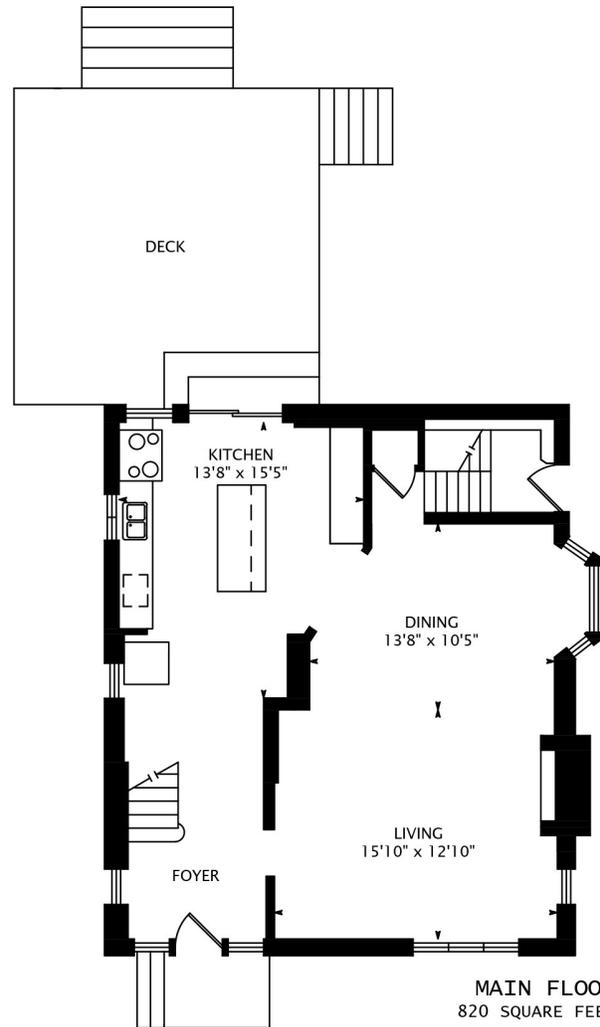
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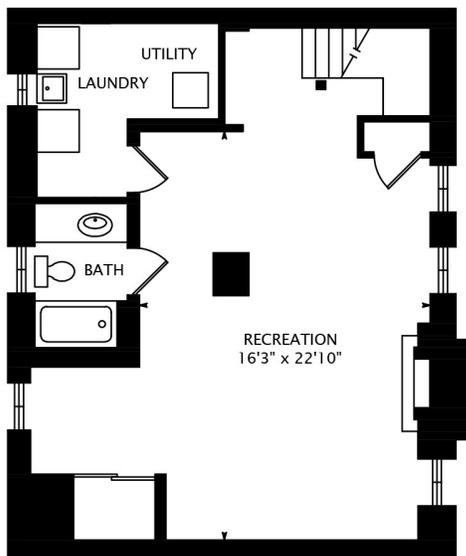
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**SECOND FLOOR**  
783 SQUARE FEET



**MAIN FLOOR**  
820 SQUARE FEE



**LOWER FLOOR**  
742 SQUARE FEET

1603 SQUARE FEE  
+ 742 SQUARE FEET BELOW GRAD