

	1451 Queen St E Toronto Ontario M4L1E2 Toronto E01 Greenwood-Coxwell Toronto 120-24-S SPIS: N Taxes: \$3,838.89 / 2016		List: \$739,000 For: Sale																																											
	Att/Row/Twnhouse 3-Storey Lot: 15.58 x 32.61 Feet Irreg: Dir/Cross St: Queen & Connaught	Front On: S Acre:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4x3rd																																											
MLS#: E3533593 Contract Date: 6/22/2016 Possession: 30-60Tba PIN#:																																														
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 6-15 Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Lane Garage: Attached / 1.0 Park Spaces: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:																																												
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td></td> <td></td> <td>Hardwood Floor Walk-Up Large Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td></td> <td></td> <td>Hardwood Floor Open Concept Combined W/Living</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td></td> <td></td> <td>Hardwood Floor B/I Appliances Breakfast Bar</td> </tr> <tr> <td>4</td> <td>Master</td> <td>2nd</td> <td></td> <td></td> <td>Broadloom His/Hers Closets 4 Pc Ensuite</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>3rd</td> <td></td> <td></td> <td>Hardwood Floor Juliette Balcony Closet</td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>3rd</td> <td></td> <td></td> <td>Broadloom Skylight Closet</td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main			Hardwood Floor Walk-Up Large Window	2	Dining	Main			Hardwood Floor Open Concept Combined W/Living	3	Kitchen	Main			Hardwood Floor B/I Appliances Breakfast Bar	4	Master	2nd			Broadloom His/Hers Closets 4 Pc Ensuite	5	2nd Br	3rd			Hardwood Floor Juliette Balcony Closet	6	3rd Br	3rd			Broadloom Skylight Closet	Client Remks: Very Modern 3 Bdrm, 2.5 Bath End Unit Townhouse In The Heart Of Leslieville! (Only 7 Years Old & Feels Brand New!) Truly Spacious, Open-Concept Main Floor Ideal For Entertaining Or Simply Sprawling Out With Your Growing Family. Large 2nd Floor Master Suite Retreat, Plus 2 More Large Bedrooms, Main Flr Powder Room & Roof-Top Terrace With C.N Tower Views That You & Your Friends Will Love! Lots Of Storage, Private Underground Parking W/Private Entrance To House. Extras: ***O.P.E.N H.O.U.S.E Sat/Sun June 25/26, 2-4Pm*** Includes Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Existing Window Coverings And Light Fixtures. Monthly Fee Of \$175. This Includes Water, Snow Removal, Window Washing.			
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Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE Ph: 416-465-4545																																														



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