

Prepared by: CAMERON JOHN WEIR, Salesperson and SCOTT HANTON, Broker

KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

1238 Queen St East Unit B, Toronto, ON M4L1C3 416-465-4545



**251 Woodfield Rd** **List: \$749,000 For: Sale**  
**Toronto Ontario M4L 2W8**  
 Toronto E01 Greenwood-Coxwell Toronto 120-24-R  
**SPIS: N** **Taxes: \$3,685.02 / 2015**

Detached **Front On: W** **Rms: 7 + 2**  
 2-Storey **Acre:** **Bedrooms: 3 + 1**  
**Washrooms: 2**  
 1x4x2nd, 1x4xBsmt  
**Lot: 25 x 116 Feet Irreg:**  
**Dir/Cross St: Greenwood & Gerrard**

**MLS#: E3524710** **Contract Date: 6/14/2016** **Possession: 30-60Tba** **PIN#:**

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Full / Part Fin  
**Fireplace/Stv:** N  
**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:** Alum Siding / Brick  
**Drive:** Mutual  
**Garage:** Detached / 1.0  
**Park Spaces:** 1  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Park, Place Of Worship,  
 Public Transit, Rec Centre, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 11.74	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	13.68	x 9.15	Hardwood Floor	O/Looks Living	Large Window
3	Kitchen	Main	13.68	x 9.68	Tile Floor	Breakfast Bar	W/O To Porch
4	Foyer	Main	11.68	x 6.66	Hardwood Floor	Closet	Staircase
5	Master	2nd	8.66	x 13.48	Hardwood Floor	Window	
6	2nd Br	2nd	8.43	x 12.23	Hardwood Floor	Window	
7	3rd Br	2nd	8.23	x 14.01	Hardwood Floor	Window	
8	4th Br	Bsmt	17.09	x 9.15	Tile Floor		
9	Laundry	Bsmt	14.66	x 8.99	Tile Floor		

**Client Remks:** Impressively Placed Above Woodfield Road, This Large & Solid Detached Home Holds A Wealth Of Potential. This Is A Perfect Opportunity For Investors & Handyman Wanting To Restore Or Rebuild. 3+1 Bedrooms, 2 Full Bathrooms, Detached Garage, Wonderfully Leafy Back Yard & A Tall And Majestic Spruce Tree In Front. Steps To T.T.C, Gerrard St, Queen St, The Beach, Greenwood Park & Plenty Of Area Schools. A Wonderful Opportunity On An In-Demand Leslieville Street.  
**Extras:** \*\*\*O.P.E.N H.O.U.S.E Sat June 18 & Sun June 19, 2-5Pm\*\*\* Includes Fridge, Stove, Microwave, Washer/Dryer. Exclude: Upstairs Fridge And Mirror In Bathroom.

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



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