



**65 Highfield Rd**  
**Toronto Ontario M4L2T9**  
 Toronto E01 Greenwood-Coxwell Toronto  
**SPIS: N Taxes: \$4,484.12 / 2015**

**List: \$899,000 For: Sale**

Detached  
 2-Storey  
 Front On: E  
 Acre:  
 Rms: 8 + 2  
 Bedrooms: 5 + 1  
 Washrooms: 4  
 1x4xMain, 2x4x2nd, 1x3xBsmt  
 Lot: 25 x 114 Feet Irreg:  
 Dir/Cross St: Dundas/Greenwood

**MLS#: E3511795 Contract Date: 6/01/2016 Possession: 30-60-90 Tbd PIN#:**

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished / Sep Entrance	<b>Garage:</b> Attached / 1.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Park Spaces:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>UFFI:</b> No	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Pool:</b> None	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Energy Cert:</b>	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Cert Level:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>GreenPIS:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>Prop Feat:</b> Fenced Yard, Place Of	<b>Farm/Agr:</b>
<b>Addl Mo Fee:</b>	Worship, Public Transit, Rec Centre, School	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b> Lower		<b>Oth Struct:</b>
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 11.32	Hardwood Floor	Bay Window	Electric Fireplace
2	Dining	Main	9.68	x 10.92	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	12.76	x 6.99	Ceramic Floor	Window	B/I Appliances
4	2nd Br	Main	12.99	x 8.43	Hardwood Floor	Window	Closet
5	3rd Br	Main	9.58	x 9.58	Hardwood Floor	W/O To Garden	Closet
6	4th Br	2nd	15.91	x 7.84	Broadloom	Window	Closet
7	5th Br	2nd	10.82	x 15.15	Laminate	Window	Closet
8	Master	2nd	11.41	x 17.65	Broadloom	W/O To Balcony	4 Pc Ensuite
9	Br	Bsmt	18.93	x 8.76	Broadloom	Window	Separate Rm
10	Kitchen	Bsmt	10.59	x 8.82	Tile Floor	B/I Appliances	

**Client Remks:** A Tremendously S.P.A.C.I.O.U.S Detached House In The Heart Of Increasingly Valuable Leslieville. This Home Has It All! 5+1 Bedrooms, 4 Full Baths, 2 Kitchens, 2 Car Parking, Finished Basement W/Separate Entrance And In-Law Suite. Beautifully Landscaped Outside And Updated Inside. Most Windows Are Newer, High Efficiency Furnace, Updated Wiring. Walk To Multiple Schools, Shopping, Greenwood Park & All The Fabulous Family-Friendly Amenities Of Leslieville!

**Extras:** \*\*\*O.P.E.N H.O.U.S.E Sat June 4 & Sun June 5, 2- 5Pm\*\*\* 2 Fridges, 2 Stoves, Microwave, Washer/Dryer, 2 Furnaces, Hot Water Tank (Rental), Electric Fireplace (As-Is).

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



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