



30 Marigold Ave List: \$639,000 For: Sale
Toronto Ontario M4M3B2
 Toronto E01 South Riverdale Toronto 120-23-S
SPIS: N **Taxes: \$2,896.06 / 2016** **DOM: 1**

Semi-Detached **Front On: W** **Rms: 5**
 2-Storey **Acre:** **Bedrooms: 2**
Washrooms: 1
 1x4x2nd
Lot: 13.67 x 103 Feet Irreg:
Dir/Cross St: Leslie & Eastern

MLS#: E3609811 **Contract Date: 9/20/2016** **Possession: 45-90 Tbd**

Kitchens: 1	Exterior: Brick	Zoning: Residential
Fam Rm: N	Drive: Lane	Cable TV: Y
Basement: Full / Unfinished	Garage: None / 0.0	Hydro: Y
Fireplace/Stv: N	Park Spaces: 1	Gas: Y
Heat: Forced Air / Gas	UFFF:	Phone: Y
A/C: Wall Unit	Pool: None	Water: Municipal
Central Vac: N	Energy Cert:	Water Supply:
Apx Age: 51-99	Cert Level:	Sewer: Sewers
Apx Sqft:	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat: Fenced Yard, Park, Public Transit, School	Farm/Agr:
Addl Mo Fee:		Waterfront:
Elevator/Lift: N		Retirement:
Laundry Lev: Lower		Oth Struct:
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.66	x 11.15	Hardwood Floor Combined W/Dining Open Concept
2	Dining	Main	12.60	x 11.15	Hardwood Floor Combined W/Living Open Concept
3	Kitchen	Main	10.50	x 6.99	Ceramic Floor Stainless Steel Appl W/O To Yard
4	Br	2nd	12.92	x 8.99	Hardwood Floor Large Closet Window
5	2nd Br	2nd	12.60	x 6.26	Hardwood Floor Closet Window
6	Other	Bsmt	29.00	x 11.25	

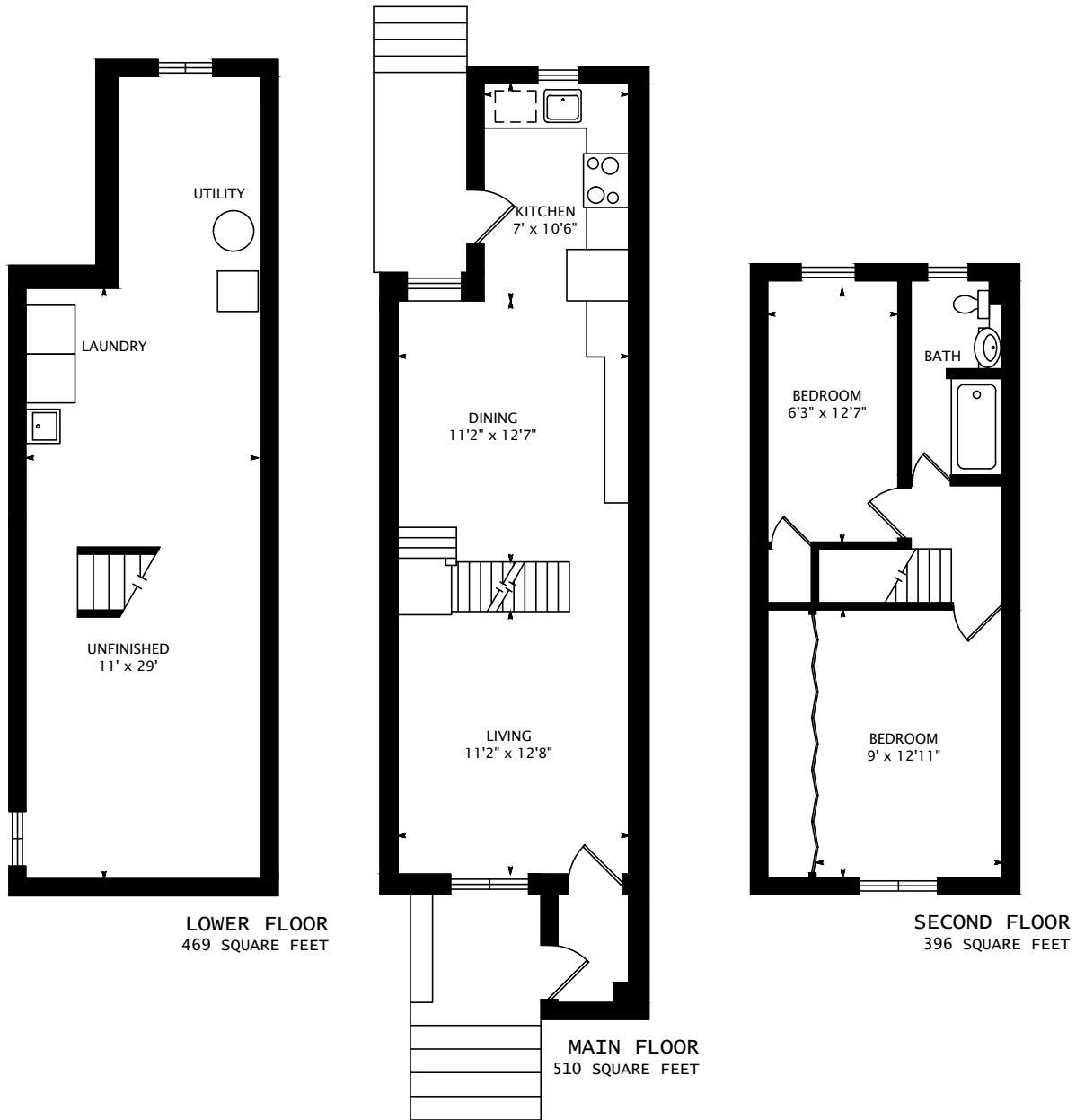
Client Remks: On A Quiet Leslieville Street, Just A Few Steps To Queen & Leslie, This Charming 2 Bdrm, 2 Storey Home Has It All. Lush Front And Back Garden, A Functional And Spacious Home & Newly Updated Kitchen, S/S Appliances W/Walk-Out To Private Yard, This Warm & Inviting Home Makes For The Perfect Starter Home In An Increasingly Valuable Area & Has 1 Car Parking Via Laneway. Steps From Streetcar, Schools, The Beach, Bike Paths, Restaurants & The Best Of Queen St Shops

Extras: Includes S/S (Fridge, Stove, Dishwasher, Microwave), Wash/Dry, 2nd Bedrm Wardrobe, All Elf & Window Coverings. Excl: Loose Landscaping Rocks In Backyard, Brown Cabinets And Countertop In Basement Workshop Area, All Plastic Shelving In Bsmt

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



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



906 SQUARE FEET
+ 469 SQUARE FEET BELOW GRADE