



**69 Droxford Ave** List: \$699,000 For: Sale  
**Toronto Ontario M1R1K3**  
 Toronto E04 Wexford-Maryvale Toronto 110-28-K  
**SPIS: N** **Taxes: \$2,635.20 / 2016**

Detached **Front On: E** **Rms: 10**  
 Bungalow **Acre:** **Bedrooms: 3 + 1**  
**Washrooms: 2**  
 1x4xMain, 1x2xLower  
**Lot: 43 x 124 Feet Irreg:**  
**Dir/Cross St: Pharmacy/Lawrence**

**MLS#: E3597220** **Contract Date: 9/07/2016** **Possession: 30-60Tba** **PIN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> Residential
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b> Y
<b>Basement:</b> Finished / Sep Entrance	<b>Garage:</b> Detached / 1.0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> N	<b>Park Spaces:</b> 4	<b>Gas:</b> Y
<b>Heat:</b> Forced Air / Gas	<b>UFFI:</b>	<b>Phone:</b> Y
<b>A/C:</b> Central Air	<b>Pool:</b> None	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<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> Library, Park, Public	<b>Farm/Agr:</b>
<b>Addl Mo Fee:</b>	Transit, School, Treed	<b>Waterfront:</b>
<b>Elevator/Lift:</b> N		<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	12.00	x 14.33	Hardwood Floor Open Concept Large Window
2	Dining	Main	7.74	x 12.50	Hardwood Floor Open Concept Combined W/Living
3	Kitchen	Main	16.92	x 9.91	Cork Floor Stainless Steel Appl Renovated
4	Master	Main	11.41	x 10.23	Hardwood Floor Closet O/Looks Backyard
5	2nd Br	Main	9.32	x 9.32	Hardwood Floor Closet Window
6	3rd Br	Main	9.25	x 8.99	Hardwood Floor Closet W/O To Garden
7	Rec	Lower	12.50	x 22.01	Ceramic Floor Above Grade Window Fireplace
8	Br	Lower	9.51	x 10.66	Ceramic Floor Above Grade Window Closet
9	Utility	Lower	15.91	x 11.51	Ceramic Floor Window
10	Laundry	Lower	10.23	x 11.68	Ceramic Floor Window

**Client Remks:** This Large, Yet Charming Detached Bungalow Has It All! It Boasts 3 Bedrooms, 2 Bathrooms And Is Beautifully Maintained With A Spacious Layout, Finished Basement And Side Entrance, The Recreation Room, Upgraded Kitchen And Baths Are Fabulous! The Property Is Superbly Landscaped With A Large Private Drive And Garage. The Backyard Is A True Retreat That's Perfect For Summer Bbqs. Just Move-In And Enjoy!  
**Extras:** Includes: S/S (Fridge,Stove,B/I Dishwasher,B/I Microwave), Washer/Dryer,Fridge In Bsmt,Elf, Window Coverings. Exclude All Ceiling Fans.

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



The **WEIR** Team  
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