

Prepared by: CAMERON JOHN WEIR, Salesperson and HALA KABBOUL, Salesperson

KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

1238 Queen St East Unit B, Toronto, ON M4L1C3

416-465-4545



262 St Helen's Ave 109

List: \$599,000 For: Sale

Toronto Ontario M6H4A4

Toronto C01 Dufferin Grove Toronto 114-14-Q

SPIS: N

Taxes: \$2,325.35 / 2016

Condo Townhouse

#Shares%:

Rms: 6

Stacked Townhse

Locker#:

Bedrooms: 3

Corp#: MTCC / 1202

Level: 1

Washrooms: 2

Unit#: 09

1x4x2nd, 1x2xMain

Zoning:

Prop Mgmt: Cape Property Management

Dir/Cross St: Bloor & Lansdowne

MLS#: C3647870

Possession: 30-60Tba

Status Cert: Y

Bldg Name:

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$322.14	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	None	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:		Garage:	Surface / 1.0
Apx Age:		UFFI:		Park/Drive:	Surface
Apx Sqft:	900-999	Elev/Lift:	Retirement:	Park Type:	Exclusive
Sqft Source:	Toursler	Taxes Incl:	N Water Incl: Y	Park Spcs:	1
Exposure:	Ns	Heat Incl:	N Hydro Incl: N	Pk Spot#:	P09
Assessment:		Cable TV Incl:	N CAC Incl: N	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lgl Dsc:	
Phys Hdp-Eqp:		Com Elem Incl:	Y	Bldg Amen:	
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.09	x 8.33	Laminate	B/I Appliances	Breakfast Bar
2	Living	Main	14.01	x 11.68	Laminate	Combined W/Dining	W/O To Patio
3	Dining	Main	14.01	x 11.68	Laminate	Combined W/Kitchen	W/O To Patio
4	3rd Br	Main	9.74	x 6.33	Laminate	Overlook Patio	B/I Closet
5	Master	2nd	12.99	x 11.84	Laminate	Double Closet	Large Window
6	2nd Br	2nd	9.84	x 8.07	Laminate	Closet	Large Window

Client Remks: This Beautifully Maintained Home Is Perfect For First Time Buyers! 3rd Bedroom On Main Level Can Be Used As Office Or Den. Open Concept Family Room/Kitchen Is Perfect For Entertaining! Kitchen Boasts Plenty Of Cabinet Space As Well As A Breakfast Bar! Upgrades Include Hardwood Staircase, Light Fixtures And Upstairs Washroom. Steps From Public Transit, Grocery Store And Many Other Fabulous Amenities. Minutes From Dufferin Mall And Subway Station.

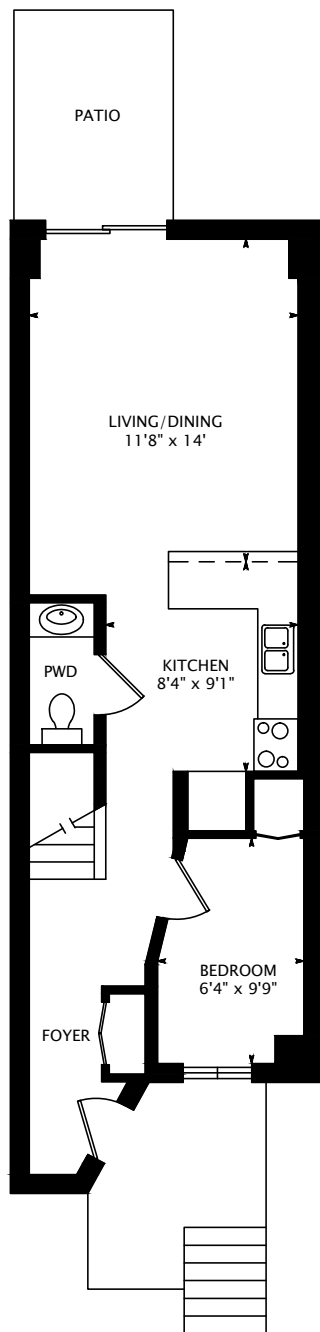
Extras: ***O.P.E.N H.O.U.S.E Sun Nov 6, 2-5Pm*** Includes Fridge, Stove, Hood Fan, Washer, Dryer, Electrical Light Fixtures And Parking.

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE

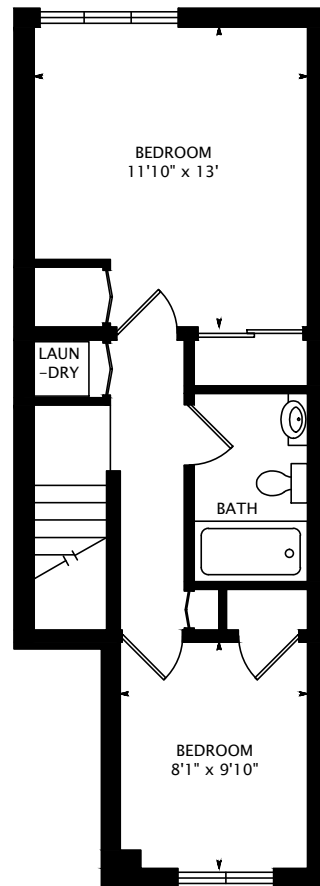
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TheWEIRTeam.ca





MAIN FLOOR
479 SQUARE FEET



SECOND FLOOR
451 SQUARE FEET

930 SQUARE FEET