

**334 Wellesley St E****List: \$1,795,000 For: Sale****Toronto Ontario M4X1H3**

Toronto C08 Cabbagetown-South St. James Town Toronto

SPIS: N**Taxes: \$6,270.76 / 2017**

Semi-Detached

Front On: N**Rms: 7 + 2**

3-Storey

Bedrooms: 4 + 1**Washrooms: 3**

1x4x2nd, 1x5x3rd, 1x3xBsmt

Lot: 18.79 x 80 Feet**Dir/Cross St: Wellesley, E Of Parliament****MLS#: C3915188****Contract Date: 9/05/2017****Possession: Flexible**

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	Y
Basement:	Finished	Gar/Gar Spcs:	Carport / 0.0	Hydro:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Gas:	Y
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Phone:	Y
A/C:	Central Air	UFFI:		Water:	Municipal
Central Vac:	Y	Pool:	None	Water Supply:	
Apx Age:	100+	Energy Cert:		Sewer:	Sewers
Apx Sqft:		Cert Level:		Spec Desig:	Heritage
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:		Waterfront:	
POTL Mo Fee:				Retirement:	
Elevator/Lift:				Oth Struct:	
Laundry Lev:	Lower				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.51	x 20.83	Hardwood Floor	Open Concept	Led Lighting
2	Dining	Main	9.51	x 14.07	Hardwood Floor	Window Flr To Ceil	Crown Moulding
3	Kitchen	Main	10.66	x 12.60	Hardwood Floor	Marble	Stainless Steel Appl
4	2nd Br	2nd	14.99	x 14.76	Hardwood Floor	Large Closet	Large Window
5	3rd Br	2nd	10.66	x 12.82	Hardwood Floor	W/I Closet	Large Window
6	4th Br	2nd	9.51	x 11.51	Hardwood Floor	Closet	Large Window
7	Master	3rd	14.99	x 14.50	Hardwood Floor	W/O To Deck	5 Pc Ensuite
8	Rec	Bsmt	14.99	x 17.42	Laminate	B/I Stove	B/I Appliances
9	Utility	Bsmt	10.66	x 15.74	Concrete Floor		

Client Remks: Two-Time Winner! Toronto Life & Blog.T.O Both Call It "House Of The Week"! 4 Bedroom Heritage Home In Prime Cabbagetown, Expertly Renovated W/Top-Of-The-Line Modern Finishes And The Warmth Of Classic Touches Throughout. A Grand & Elegant Foyer Reveals Soaring High Ceilings, Lavish Living & Dining, & A Modern Eat-In Chef's Kitchen W/Walkout To Fenced Yard & 2 Car Parking. Stunning 3rd Floor Master Retreat W/Spectacular Spa Ensuite Bath, Skylights & Terrace.

Extras: Ask For List Of Features, Home Inspec, Floor Plan. Sale Incl Viking Range, Bosch D/W Liebherr Fridge, Washer/Dryer, L.E.D Potlights, Existing Light Fixtures, Window Coverings. Exclude Hanging Lights In Foyer, Dining & 2 2nd Flr Bdrms, Bbq.

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

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