

**37 Craven Rd****Toronto Ontario M4L 2Z4**

Toronto E01 Greenwood-Coxwell Toronto 120-24-S

**SPIS: N****Taxes: \$2,700.00 / 2017****List: \$470,000 For: Sale 1****DOM: 0**

Att/Row/Twnhouse

**Front On: W****Rms: 6**

2-Storey

**Acre:****Bedrooms: 2****Washrooms: 1**

1x4x2nd, 2nd, Main

**Lot: 14 x 70 Feet Irreg:****Dir/Cross St:** Queen St E / Coxwell Ave**MLS#: E3917929****Contract Date:** 9/06/2017**Possession:** 30-60Tbd**PIN#:**

<b>Kitchens:</b>	1	<b>Exterior:</b>	Alum Siding / Wood	<b>Zoning:</b>	Residential
<b>Fam Rm:</b>	N	<b>Drive:</b>	None	<b>Cable TV:</b>	Y
<b>Basement:</b>	None	<b>Gar/Gar Spcs:</b>	None / 0.0	<b>Hydro:</b>	Y
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	0	<b>Gas:</b>	Y
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	0	<b>Phone:</b>	Y
<b>A/C:</b>	None	<b>UFFI:</b>		<b>Water:</b>	Municipal
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Water Supply:</b>	
<b>Apx Age:</b>		<b>Energy Cert:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>		<b>Cert Level:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>GreenPIS:</b>		<b>Farm/Agr:</b>	
<b>POTL:</b>		<b>Prop Feat:</b>	Beach, Fenced Yard,	<b>Waterfront:</b>	None
<b>POTL Mo Fee:</b>			Park, Public Transit, School	<b>Retirement:</b>	
<b>Elevator/Lift:</b>	N			<b>Oth Struct:</b>	
<b>Laundry Lev:</b>					
<b>Phys Hdcap-Eqp:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.20	x 12.79	Vinyl Floor	Window	Separate Rm
2	Living	Main	8.99	x 13.61	Vinyl Floor	Separate Rm	
3	Dining	Main	10.79	x 9.09	Vinyl Floor	Separate Rm	
4	Master	2nd	8.00	x 13.61	Broadloom	Window	
5	2nd Br	2nd	5.48	x 11.09	Broadloom	Window	
6	Mudroom	Main	8.50	x 6.79	Vinyl Floor	W/O To Sundeck	

**Client Remks:** Attention Builders, Renovators And First-Time Buyers. Here's Your Chance For An Adorable 2-Storey Home On One Of Toronto's Most Historic And Fabled Streets. In The Same Family For Decades, With Great Curb Appeal And A Fabulous Fenced-In Backyard. Walk To Everything You'll Need On Trendy Queen Street East And Enjoy The Beach Just A Couple Minutes Away. Build And Renovate To Your Heart's Desire. Locations Like This Are Hard To Beat!

**Extras:** Stainless Steel Gas Stove, Fridge, All Electrical Light Fixtures, All Window Coverings.

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