

	<b>178 Alton Ave</b>		<b>List: \$799,000 For: Sale</b>
	<b>Toronto Ontario M4L2M5</b>		
Toronto E01 South Riverdale Toronto 120-24-R			
SPIS: N		Taxes: \$3,256.97 / 2018	DOM: 1
Semi-Detached 2-Storey		Front On: W Acre:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt
Lot: 14.83 x 78 Feet Irreg: Dir/Cross St: Dundas/Greenwood			

MLS#: E4150249 Contract Date: 6/04/2018 Possession: July 26/Tba PIN#:

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Rt-Of-Way	<b>Cable TV:</b>
<b>Basement:</b> Part Fin	<b>Gar/Gar Spcs:</b> None / 0.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 1	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b> No	<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>	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b> N		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.33	x 11.68	O/Looks Park	Hardwood Floor	Pot Lights
2	Dining	Ground	11.15	x 12.14	Hardwood Floor	Pot Lights	Separate Rm
3	Kitchen	Ground	15.74	x 8.43	W/O To Yard	Stainless Steel Appl	Hardwood Floor
4	Master	2nd	12.40	x 10.04	O/Looks Park	Broadloom	Double Closet
5	Br	2nd	12.46	x 7.38	Broadloom	O/Looks Garden	Closet
6	Rec	Lower	12.50	x 12.07	Electric Fireplace	Pot Lights	3 Pc Bath

**Client Remks:** Prime Leslieville Charmer Located Right Across The Picturesque Greenwood Park! Nothing To Do Here But To Move In! Stylishly Updated Throughout W/ Soft-Hued Hardwood Floors On Main Floor, Pot-Lights, And Contemporary Chef's Kitchen W/ Much Coveted Gas Cooking. W/O To Your Own Lush Backyard Oasis, Just In Time For The Summer! Perfect Master Bedroom W/ Serene Views Overlooking The Park & Double Oversized Closets. A True Rare Offering!

**Extras:** Your Dream Designer Bath Awaits With Elegant Mosaic Floor Tiles Paired With Timelessly Classic Subway Tiles. Versatile Finished Bsmt W/ A Family Room Or Guest Room Complete W/ A 3 Piece Bath And Cozy Electric Fireplace.

**Listing Contracted With:** ROYAL LEPAGE CONNECT REALTY, BROKERAGE Ph: 416-588-8248