



208 Coleridge Ave
Toronto Ontario M4C4H9
 Toronto E03 Woodbine-Lumsden Toronto 116-26-P
SPIS: N Taxes: \$2,479.52 / 2017 DOM: 0

Detached Front On: W Rms: 5 + 1
 2-Storey Acre: Bedrooms: 2
 Washrooms: 2
 1x4x2nd, 1x2xBsmt
 Lot: 16.5 x 95 Feet Irreg:
 Dir/Cross St: Woodbine And Danforth

MLS#: E4037093 Contract Date: 2/06/2018 Possession: 45/60/Tba PIN#:

Kitchens: 1
 Fam Rm: Y
 Basement: Finished
 Fireplace/Stv: N
 Heat: Forced Air / Gas
 A/C: Central Air
 Central Vac:
 Apx Age:
 Apx Sqft:
 Assessment:
 POTL:
 POTL Mo Fee:
 Elevator/Lift:
 Laundry Lev:
 Phys Hdcap-Eqp:

Exterior: Alum Siding / Vinyl Siding
 Drive: Front Yard
 Gar/Gar Spcs: None / 0.0
 Drive Park Spcs: 1
 Tot Prk Spcs: 1
 UFFI:
 Pool: None
 Energy Cert:
 Cert Level:
 GreenPIS:
 Prop Feat:

Zoning:
 Cable TV:
 Hydro:
 Gas:
 Phone:
 Water: Municipal
 Water Supply:
 Sewer: Sewers
 Spec Desig: Unknown
 Farm/Agr:
 Waterfront:
 Retirement:
 Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 12.14	Wood Floor	O/Looks Frontyard	Separate Rm
2	Dining	Main	13.12	x 11.81	Combined W/Kitchen	W/O To Deck	Eat-In Kitchen
3	Kitchen	Main	13.12	x 11.81	B/I Appliances	Combined W/Dining	Family Size Kitchen
4	Master	2nd	13.45	x 11.81	Hardwood Floor	Double Closet	East View
5	2nd Br	2nd	8.53	x 11.48	Hardwood Floor	Closet	O/Looks Backyard
6	Family	Bsmt	11.81	x 11.81	Vinyl Floor	2 Pc Bath	Pot Lights

Client Remks: Fairy Tales Do Come True! The Search For Your Storybook Home Is Over. Come & Fall In Love With This Enchanting Detached Home On The Danforth! Bright Open Concept Living Room W/ Spacious Eat-In Kitchen & W/O To An Oversized Deck + Idyllic Landscaped Yard - Perfect For Backyard Parties & Summer Bbqs. Generously Sized Master Bdrm W/ Double Closets. Just A Quick Stroll To Subway, Fantastic Restaurants & Shops. Your Prince-Charming-Home Has Arrived.

Extras: Renovated 2nd Flr Bath. The Recently Finished Bsmt With 2-Piece Powder Room Is The Ideal Media/Family Room. This Is The Picture-Perfect Starter Home Or Spellbinding Condo Alternative You've Been Waiting For.

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