

	<b>65 Eastwood Ave</b> <b>Toronto Ontario M1N3H1</b> Toronto E06 Birchcliffe-Cliffside Toronto 116-29-Q SPIS: N      Taxes: \$3,441.96 / 2019	List: <b>\$1,190,000</b> For: <b>Sale</b>  <b>DOM: 0</b>
	Detached      Front On: E      Rms: 10 Link: N      Acre:      Bedrooms: 3 + 2 2-Storey      Washrooms: 4 1x2xMain, 1x5x2nd, 1x5x2nd, 1x3xBsmt  Lot: 30 x 131.77 Feet Irreg: Dir/Cross St: Warden Ave/Kingston Road	

MLS#: E4592620      Contract Date: 9/30/2019      PIN#:  
 Possession Remarks: 30/60/Tba

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Built-In / 1.0 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Ag:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.99	x 14.01	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	26.99	x 14.01	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	15.32	x 9.32	Hardwood Floor	Modern Kitchen	Centre Island
4	Family	Main	15.32	x 14.01	Hardwood Floor	Fireplace	W/O To Garden
5	Den	Main	9.74	x 8.99	Hardwood Floor	Separate Rm	Picture Window
6	Master	2nd	15.74	x 15.68	Hardwood Floor	W/I Closet	Ensuite Bath
7	2nd Br	2nd	11.68	x 10.00	Hardwood Floor	Double Closet	Picture Window
8	3rd Br	2nd	10.00	x 9.51	Hardwood Floor	Double Closet	Picture Window
9	Rec	Bsmt	13.32	x 12.66	Laminate	Pot Lights	
10	Br	Bsmt	14.33	x 8.99	Laminate	Pot Lights	

**Client Remks:** Remarkably Renovated Custom Home Sitting On A Substantial Lot On A Quiet, Family Friendly Street. Impeccable Finishes & Design & No Details Overlooked. Main Floor Features Soaring 10Ft Ceilings & White Oak Flooring W/Bright Open Concept Living/Dining. Custom Kitchen Featuring A Massive Island W/Marble Coutertops, Top-Of-The-Line Appliances And Much-Admired Herringbone Patterned Hardwood Flrs. Live In Year-Round Comfort With Dual Heating/Cooling Systems.  
**Extras:** Towering Cathedral Ceilings On 2nd Fl Landing Lead To The Impressive Oversized Master Br With Huge W/I Closet & Show-Stopping Master Ensuite Bath. 2 Additional Family-Sized Br. The Lush Landscaped Backyard Awaits Your Next Celebration!

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