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ROYAL LEPAGE CONNECT REALTY, BROKERAGE
311 Roncesvalles Avenue, Toronto, ON M6R2M6 416-588-8248

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10 Willard Gdns **List: $1,999,000 For: Sale**
Toronto Ontario M6S3W8
Toronto W01 High Park-Swansea Toronto 114-11-Q
SPIS: N **Taxes:** $7,826.14 / 2020 **DOM: 0**

Detached **Front On:** W **Rms:** 7 + 2
Link: N **Acre:** **Bedrooms:** 3 + 1
2-Storey **Washrooms:** 4
1x2xMain, 1x4x2nd, 1x4x2nd, 1x4xBsmt

Lot: 30 x 104 Feet **Irreg:**
Dir/Cross St: Bloor And Windermere

MLS#: W5219966 **Contract Date:** 5/04/2021 **PIN#:**
Possession Remarks: Tba

Kitchens:	1	**Exterior:**	Stone / Stucco/Plaster	**Zoning:**	
Fam Rm:	Y	**Drive:**	Private	**Cable TV:**	
Basement:	Finished / W/O	**Gar/Gar Spcs:**	Attached / 1.0	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**	1	**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	2.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:	Y	**Pool:**	None	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:		**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Fenced Yard, Hospital,	**Waterfront:**	
POTL Mo Fee:		Park, Public Transit, School		**Retirement:**	
Elevator/Lift:	N			**Oth Struct:**	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	18.40	x 4.33	Hardwood Floor	2 Pc Bath	Closet
2	Living	Ground	12.00	x 16.24	Hardwood Floor	Fireplace	W/O To Balcony
3	Dining	Ground	11.41	x 14.07	Hardwood Floor	Formal Rm	Coffered Ceiling
4	Kitchen	Ground	7.51	x 9.48	Modern Kitchen	Stainless Steel Appl	Centre Island
5	Breakfast	Ground	8.76	x 9.09	Hardwood Floor	Picture Window	Open Concept
6	Master	2nd	13.48	x 15.58	Hardwood Floor	W/I Closet	Ensuite Bath
7	2nd Br	2nd	9.91	x 13.42	Hardwood Floor	Closet	Window
8	3rd Br	2nd	10.00	x 13.42	Hardwood Floor	Closet	Window
9	4th Br	Bsmt	12.76	x 11.64	Broadloom	Pot Lights	Separate Rm
10	Family	Bsmt	19.65	x 18.99	Fireplace	W/O To Deck	Pot Lights

Client Remks: Welcome To The Secret Garden! Tucked Away On A Quiet Cul-De-Sac & Surrounded By Beautiful Architecture & Lush Trees, Rounding The Corner To 10 Willard Gdns Will Make You Think You've Died & Gone To The English Countryside! As You Step Inside The Bright Foyer, You'll Be Welcomed By An Open Concept Main Level W/ A Renovated Chef's Eat-In Kitchen, Living Room W/ Gas Fireplace, A Separate Dining Room & A Walkout Overlooking Your Very Own Backyard Oasis!

Extras: Upstairs Find 3 Family-Sized Bedrooms Incl. A Principal Bedroom Suite W/ Ensuite & Walk-In Closet, Plus A 2nd Bathroom. Head To The Cozy Basement To Find A 2nd Gas Fireplace, 4th Bedroom, A 4th Bathroom, And Another Walkout To The Garden.

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

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