

	72 1/2 Eaton Ave Toronto Ontario M4J 2Z5 Toronto E03 Danforth Toronto SPIS: N Taxes: \$5,049.51 / 2021	List: \$1,350,000 For: Sale DOM: 0
	Detached Front On: E Link: N Acre: 2 1/2 Storey	Rms: 10 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x2xMain, 1x3xBsmt
Lot: 20.01 x 124.5 Feet Irreg: Dir/Cross St: Danforth & Pape		

MLS#: E5217917 **Contract Date: 5/03/2021** **PIN#:**
Possession Remarks: 30/60/90 Tba

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Front Drive: None Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 0 Tot Prk Spcs: 0.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.92	x 17.42	Combined W/Dining	Window	Hardwood Floor
2	Dining	Main	12.92	x 8.76	Combined W/Living	Window	Hardwood Floor
3	Kitchen	Main	11.41	x 12.99	Open Concept	Breakfast Bar	Stainless Steel Appl
4	Family	Main	10.33	x 13.91	W/O To Deck	Hardwood Floor	2 Pc Ensuite
5	Master	2nd	15.25	x 11.41	Closet	Window	Hardwood Floor
6	2nd Br	2nd	9.74	x 10.23	Closet	Window	Hardwood Floor
7	3rd Br	2nd	8.66	x 11.32	Closet	Window	Hardwood Floor
8	4th Br	3rd	11.09	x 22.66	Closet	Window	Hardwood Floor
9	Rec	Bsmt	15.32	x 17.91	Window	3 Pc Ensuite	Separate Rm
10	Laundry	Bsmt	7.35	x 8.99	Window	Separate Rm	Laundry Sink

Client Remks: The Address Might Be 72 1/2 Eaton, But Nothing Is Half-Assed About This Stunning Detached Home Along The Danforth! Sitting On One Of The East End's Prettiest Streets & Spanning 2.5 Storeys, This One Has It All - A Huge Main Floor W/ An Open Concept Kitchen & Family Room Addition W/ Walkout; 3 Family-Sized Bedrooms On The 2nd Floor; A Surprise 3rd Level That Can Be A Bedroom Or The Home Office Space That Dreams Are Made Of; A Finished Basement, & More!
Extras: The Long Lot Means You Can Spend Your Summer Days Bbqing And Lounging In The Lush Backyard. Don't Feel Like Cooking? All The Danforth's Best Restaurants Are At Your Fingertips! Got Somewhere To Go? Pape Station Is Just A Block Away!

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