


55 Myrtle Avenue

LESLIEVILLE

	55 Myrtle Ave Toronto Ontario M4M2A4 Toronto E01 South Riverdale Toronto 120-23-R SPIS: N Taxes: \$3,275.03 / 2021	List: \$1,049,000 For: Sale DOM: 0
	Semi-Detached Front On: S 2-Storey Acre:	Rms: 5 + 1 Bedrooms: 2 Washrooms: 1 1x3x2nd
Lot: 12 x 82.5 Feet Irreg: Dir/Cross St: Jones Ave/Gerrard St E		

MLS#: E5678912 Contract Date: 6/29/2022 PIN#:
 Possession Remarks: 45/60/Tbd

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Oil A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Alum Siding / Brick Driv: 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: Arts Centre, Fenced Yard, Library, Park, 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	14.10	x 10.82	Bamboo Floor	Window	Pot Lights
2	Kitchen	Main	11.91	x 11.09	Eat-In Kitchen	Bamboo Floor	Large Window
3	Dining	Main	11.51	x 6.92	Window	W/O To Yard	Laminate
4	Prim Bdrm	2nd	9.91	x 10.99	Wood Floor	W/I Closet	Window
5	2nd Br	2nd	8.59	x 10.66	Window	Wood Floor	Ceiling Fan
6	Utility	Bsmt	27.45	x 7.81	Large Closet	Window	

Client Remks: So Much Style! Exposed Brick, Modern Fixtures, A Great Layout And More! From The Spacious Living Room, To The Cool Kitchen To The Recently Renovated Dining Room (2020), This Home Is Awesome! 2 Large Bedrooms. South Facing Primary With A Walk-In Closet. Stunning Renovated Washroom (2020). Tons Of Upgrades. Low Maintenance Backyard With New Fence (2021). Walking Distance To Left Field Brewery, Dineen Outpost, Maple Leaf Tavern And More. Leslieville Is Calling!

Extras: Inclusions: Fridge, Stove, B/I Dishwasher, Washer And Dryer, Furnace, Hwt, Electric Light Fixtures... See Schedule B For Full List Of Inclusions/Exclusions. See Attachment For List Of Upgrades/Renovations. Offers Anytime!

Listing Contracted With: RE/MAX HALLMARK REALTY LTD., BROKERAGE **Ph:** 416-465-7850