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RE/MAX REALTRON REALTY INC., BROKERAGE
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84 Kings Park Blvd **List: $1,580,000 For: Sale**
Toronto Ontario M4J 2C3
Toronto E03 Danforth Village-East York Toronto
SPIS: N **Taxes:** $6,023.11 / 2023 **DOM: 0**

Detached **Front On:** N **Rms:** 5
Link: N **Acre:** **Bedrooms:** 2 + 2
Bungalow-Raised **Washrooms:** 2
1x4xMain, 1x3xBsmt

Lot: 28 x 140 Feet **Irreg:**
Dir/Cross St: Donlands Ave / Mortimer Ave

MLS#: E7360694 **Contract Date:** 12/18/2023 **PIN#:** 104050174
Assignment: N **Fractional Ownership:** N
Possession Remarks: 60-90 DAYS TBD

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	Mutual	**Cable TV:**	
Basement:	Finished / Sep Entrance	**Gar/Gar Spcs:**	Detached / 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:		**Pool:**	None	**Water Supply:**	
Apx Age:	51-99	**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:	1100-1500	**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:	N	**Prop Feat:**	Fenced Yard, Hospital,	**Waterfront:**	
POTL Mo Fee:		Park, Public Transit, Rec Centre, School		**Retirement:**	N
Elevator/Lift:	N			**Oth Struct:**	
Laundry Lev:	Lower				
Phys Hdcap-Eqp:	N				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.19	x 12.33	
2	Dining	Main	10.79	x 8.30	
3	Family	Main	9.51	x 25.68	
4	Kitchen	Main	8.95	x 6.56	
5	Prim Bdrm	Main	10.20	x 13.12	
6	Br	Main	10.17	x 9.84	
7	Bathroom	Main	5.67	x 5.58	
8	Rec	Bsmt	16.04	x 27.75	
9	Br	Bsmt	8.36	x 10.69	
10	Br	Bsmt	9.05	x 12.60	
11	Bathroom	Bsmt	5.58	x 3.28	
12	Laundry	Bsmt	9.84	x 9.94	

Client Remks: Welcome home to comfort, convenience, and the endless potential that awaits you! Discover a rare opportunity in East York with this detached raised-bungalow. Boasting a 29x140 feet lot and a finished basement, this property offers boundless potential for first-time homebuyers or savvy investors. Featuring 2+2 bedrooms, 2 bathrooms, and a spacious family room, this home presents the ideal canvas for your creative vision. Additional features include a convenient 1-car garage, side entrance to the basement and a main floor addition that can be easily converted into an additional bedroom. Don't miss your chance to own a piece of East York paradise. Its unparalleled location near TTC subway, hospitals, parks, schools, and more ensures both convenience and connectivity, making it a gem in a sought-after locale. Whether you're a first-time homebuyer eager to make your mark or an astute investor seeking an opportunity, this property promises both comfort and potential appreciation.

Extras:

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 905-898-1211

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