

	<p>8 Failsworth Ave Toronto Ontario M6M3J2 Toronto W03 Caledonia-Fairbank Toronto 114-14-M SPIS: N Taxes: \$2,380.93 / 2015 DOM: 1</p>
	<p>Detached Front On: S 1 1/2 Storey Acres: < .49 Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x4xGround, 1x3x2nd, 1x4xBsmt</p> <p>Lot: 25 x 120 Feet Irreg: Dir/Cross St: Rogers & Oakwood</p>

MLS#: W3478583 Contract Date: 4/28/2016 Possession: 60 Days Tba PIN#:

<p>Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Brick / Stucco/Plaster Drive: Lane Garage: Detached / 2.0 Park Spaces: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Ground	8.57	x 4.47	Hardwood Floor Open Concept Window
2	Dining	Ground	2.93	x 3.12	Hardwood Floor Combined W/Kitchen Window
3	Kitchen	Ground	4.20	x 2.90	Ceramic Floor Walk-Out Ceramic Back Splash
4	Master	Ground	6.32	x 2.82	Hardwood Floor Closet Window
5	2nd Br	Ground	2.90	x 3.03	Hardwood Floor Closet Window
6	3rd Br	2nd	3.06	x 3.34	Hardwood Floor 3 Pc Ensuite W/O To Deck
7	Rec	Bsmt	5.70	x 5.60	Laminate Wet Bar L-Shaped Room
8	Kitchen	Bsmt	5.20	x 2.63	Laminate Window Walk-Out
9	4th Br	Bsmt	4.10	x 2.70	Hardwood Floor Closet Window

Client Remks: Welcome To 8 Failsworth Avenue! Located In The Booming Caledonia-Fairbanks Neighbourhood. One Of Toronto's Hottest Neighbourhoods. This 3+1 Bedroom Detached 1 1/2 Has Been Extensively Renovated With Pride & Joy. Upgrades Include: New Insulation, All New Drywall, Hardwood Floors, Pot Lights, 2 New Kitchens, New Deck With Walkout, New Oak Stairs, Newly Built 2 Car Garage, All New Windows & Doors, Basement Apartment With Separate Entrance. Turn Key Condition.

Extras: All Electrical Light Fixtures, All Window Coverings, 2 Fridges, 2 Stoves, Mini Bar Fridge, Washer & Dryer, Gas Burner & Equipment, Central Vacuum & Equipment, Alarm System, Central Air Conditioner & Equipment.

Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE **Ph:** 416-769-1616