

	2 Birch Tree Cres Toronto Ontario M6M2K8 Toronto W04 Mount Dennis Toronto 108-11-K SPIS: N Taxes: \$1,566.44 / 2015	List: \$399,000 For: Sale 1 DOM: 5
	Detached Front On: W Bungalow Acre:	Rms: 3 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x3xBsmt
Lot: 21 x 59.5 Feet Irreg: Dir/Cross St: Weston/Lawrence		

MLS#: W3504262 **Contract Date: 5/25/2016** **Possession: 60/90 Days** **PIN#:**

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Alum Siding / Stone Drive: Front Yard Garage: None / 0.0 Park Spaces: 1 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	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 (m)	Width (m)	Description
1	Kitchen	Main	3.80	x 2.95	Ceramic Floor Modern Kitchen Walk-Out
2	Master	Main	4.00	x 3.05	Parquet Floor Window
3	2nd Br	Main	3.70	x 3.05	Parquet Floor Closet Window
4	Rec	Bsmt	4.30	x 4.00	Laminate Window Open Concept
5	3rd Br	Bsmt	4.35	x 2.95	Parquet Floor Closet Window

Client Remks: Welcome To 2 Birchtree Crescent! Well Maintained Great Starter Home With Excellent Value. 2+1 Br Detached Bungalow Situated On A Crescent Street. Upgrades Incl: New Stone Front With Landscaping, New Shingles & Interlocked Backyard. Interior Features Incl: Hardwood Throughout Main, Kitchen With Ceramic Flrs, Ceramic Backsplash & Wood Cabinetry. Walkout From Kitchen 2 Backyard. Spacious Basement With Laminate & Parquet Floors. Interlocked Backyard With Shed.

Extras: All Electrical Light Fixtures, All Window Coverings, Fridge, Stove, Washer & Dryer, Gas Burner & Equipment, Central Air Conditioner & Equipment.

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