

	269 Prescott Ave		List: \$549,000 For: Sale 1
	Toronto Ontario M6N3G9		
	Toronto W03 Weston-Pellam Park Toronto 114-14-M		
SPIS: N		Taxes: \$2,669.33 / 2016	DOM: 4
Detached Bungalow		Front On: W Acre:	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x3xBsmt
Lot: 164.9 x 36.9 Feet Irreg: Dir/Cross St: Rogers & Caladonia			

MLS#: W3606655 Contract Date: 9/15/2016 Possession: 30-90 Tba PIN#:

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Finished	Garage: Attached / 1.0	Hydro:
Fireplace/Stv: N	Park Spaces: 2	Gas:
Heat: Forced Air / Gas	UFFI:	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac:	Energy Cert:	Water Supply:
Apx Age: 16-30	Cert Level:	Sewer: Sewers
Apx Sqft:	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat: Fenced Yard	Farm/Agr:
Addl Mo Fee:		Waterfront:
Elevator/Lift:		Retirement:
Laundry Lev:		Oth Struct:
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	3.86	x 3.86	Parquet Floor	Open Concept	
2	Dining	Main	3.90	x 3.86	Parquet Floor	Open Concept	
3	Kitchen	Main	3.93	x 3.86	Ceramic Floor	Window	W/O To Yard
4	Master	Main	3.93	x 3.86	Parquet Floor	Closet	Window
5	2nd Br	Main	3.93	x 3.01	Parquet Floor	Closet	Window
6	Kitchen	Bsmt	3.90	x 4.70	Laminate	Open Concept	Window
7	Rec	Bsmt	7.15	x 2.80	Laminate	Open Concept	Window
8	3rd Br	Bsmt	3.43	x 3.33	Laminate	Closet	Window
9	Laundry	Bsmt	3.60	x 3.30	Concrete Floor	Window	
10	Cold/Cant	Bsmt	3.90	x 2.20	Concrete Floor	Window	

Client Remks: Welcome To 269 Prescot Av! Located In The St.Clair Area. This 2 Br Bungalow Will Not Fail To Impress. Very Quite St. Built Only 30 Years Ago W/A 2 Year Old Roof. The Main Flr Has Parquet Flring & Kitchen W/ Ceramic Flring. Renoed Finished Bsmt W/ Lam Flring, Rough In 4 Kitchen, Br & A 3 Pce Wr 2 Convert 2 A Bsmt Aptmnt W/ Sep Entrance. Fenced Back Yard W/ Lawn & Gardening Area. 1 Car Garage W/ Garage Dr Opener & Mezzanine 4 Storage, Pattern Concrete Drive & Walkway Around House

Extras: All Electrical Light Fixtures, All Window Coverings, Fridge, Stove, Dishwasher, Washer & Dryer, Cac, Garage Door Opener With Two Remotes.

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