

	48 Bertram St		List: \$599,000 For: Sale 1
	Toronto Ontario M6M3S6		
Toronto W04 Beechborough-Greenbrook Toronto 108-13-K			
SPIS: N		Taxes: \$2,710.62 / 2016	DOM: 6
Detached Bungalow	Front On: W Acre:	Rms: 5 + 3 Bedrooms: 2 + 2 Washrooms: 2 1x4xMain, 1x4xBsmt	
Lot: 35 x 110 Feet Irreg: Dir/Cross St: Keele / Eglinton			

MLS#: W3647008 Contract Date: 11/03/2016 Possession: Immediately PIN#:

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Fin W/O	Garage: Detached / 1.5	Hydro:
Fireplace/Stv: N	Park Spaces: 5	Gas:
Heat: Forced Air / Gas	UFFI: No	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac:	Energy Cert:	Water Supply:
Apx Age:	Cert Level:	Sewer: Sewers
Apx Sqft:	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat:	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	Ground	6.60	x 3.35	Laminate Combined W/Dining
2	Dining	Ground	6.60	x 3.35	Laminate Combined W/Living
3	Kitchen	Ground	3.30	x 2.70	Ceramic Floor Window
4	Master	Ground	3.35	x 3.35	Laminate Closet
5	2nd Br	Ground	2.90	x 2.73	Laminate Closet
6	Rec	Bsmt	6.00	x 3.50	Ceramic Floor
7	3rd Br	Bsmt	3.50	x 3.20	Ceramic Floor
8	4th Br	Bsmt	3.50	x 3.20	Ceramic Floor

Client Remks: Welcome To 48 Bertram Street! Solid Home Well Maintained Located In The Desirable Beechborough-Greenbrook Neighbourhood. In Demand & Family Friendly Quite Street, Many New Builds In The Area, Perfect For First Time Buyer Or Even New Build. Home Features 2+2 Bedrooms 2 Washrooms, Large Private Drive With Extra Large Garage, Large Veranda And Cantina. Basement With Kitchen Rough-In.Easy Access To Ttc,Future Eglinton Crosstown Lrt (Keele Station),Walk To Schools

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