

	2 Rosecliffe Ave Toronto Ontario M6E 1K5 Toronto W03 Corso Italia-Davenport Toronto SPIS: N Taxes: \$3,515.54 / 2016	List: \$749,000 For: Sale 1 DOM: 0
	Detached Front On: N 2-Storey Acre:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x1xBsmt
Lot: 22.5 x 80.83 Feet Irreg: Dir/Cross St: Dufferin & Rogers		

MLS#: W3719432 Contract Date: 3/02/2017 Possession: 60/Tba PIN#:

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance 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: Brick Drive: Mutual Garage: None / 0.0 Park Spaces: 0 UFFI: 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	Living	Main	3.90	x 3.30	Hardwood Floor	Broadloom	
2	Dining	Main	3.90	x 2.87	Hardwood Floor	Broadloom	Open Concept
3	Kitchen	Main	3.55	x 4.52	Ceramic Floor		
4	Master	2nd	3.75	x 2.94	Broadloom	Closet	Window
5	2nd Br	2nd	2.69	x 3.42	Broadloom	Closet	
6	3rd Br	2nd	2.97	x 3.70	Broadloom	Closet	
7	Rec	Bsmt	5.53	x 3.81	Broadloom	Window	
8	Laundry	Bsmt	2.66	x 2.97	Window		

Client Remks: Welcome To 2 Rosecliffe Avenue! Three Bedroom Detached Home Located In The Desirable Corso Italia Neighborhood, Perfect To Settle Roots In This Growing Area. Centrally Located And Only Minutes From St Clair, The Allen Road And Downtown Toronto. Ttc, Schools And Shopping Are Only A Few Steps Away. Home Has Been Well Maintained And Features Plenty Of Original Charm. Live In Or Change To Taste.
Extras: Fridge, Stove, Washer & Dryer, Central Air Conditioning, All Electrical Light Fixtures, All Window Coverings.

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