

	<b>32 Berl Ave</b> <b>Toronto Ontario M8Y3C4</b> Toronto W07 Stonegate-Queensway Toronto 119-9-S <b>SPIS: N</b> <b>Taxes: \$3,577.46 / 2016</b>	<b>List: \$879,000 For: Sale 1</b>  <b>DOM: 2</b>
	Detached Bungalow <b>Front On: W</b> Acre: <b>Rms: 6 + 2</b> <b>Bedrooms: 3</b> <b>Washrooms: 2</b> 1x2xGround, 1x4xBsmt	<b>Lot: 37.2 x 133.6 Feet</b> <b>Irreg:</b> <b>Dir/Cross St: Royal York/Queensway</b>

**MLS#: W3716361**      **Contract Date: 2/28/2017**      **Possession: 90 Days Tba**      **PIN#:**

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Sep Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>Addl Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Garage:</b> Detached / 2.0 <b>Park Spaces:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Ground	4.30	x 3.50	Hardwood Floor      Crown Moulding      Open Concept
2	Kitchen	Ground	5.50	x 2.70	Ceramic Floor      Breakfast Area      B/I Appliances
3	Master	Ground	3.30	x 3.00	Hardwood Floor      Closet      Window
4	2nd Br	Ground	3.30	x 2.70	Hardwood Floor      Window
5	3rd Br	Ground	3.20	x 2.50	Hardwood Floor      Closet      Window
6	Rec	Bsmt	8.10	x 4.85	Laminate      Gas Fireplace      Above Grade Window
7	Kitchen	Bsmt	3.80	x 3.20	Ceramic Floor      Double Sink      Above Grade Window
8	Cold/Cant	Bsmt	7.00	x 1.32	Ceramic Floor      Window

**Client Remks:** Welcome To 32 Berl Ave!Queensway Village,Great Opportunity 2 Settle In A Million Dollar Neighborhood.Renovated With Quality Finishes.4 Yr Old Roof,Furnace&Central Air Only 3 Yrs Old,1 Yr Old Owned Tankless Water Heater.Landscaped Throughout,10 Yr Old 2 Car Grge.Main Flr With Hrdwd Throughout,Cali Shutters,C/Moulding,Functional Kitchen W/Gas Range&Hoodfan,S/S Appls,Dble Sink,Granite C/Tops&Ceramic B/Splash.Bsmnt W/ Additional Kitchen,Lrg Rec Rm W/Gas Fireplace

**Extras:** All Elf's,All Window Coverings,2 Fridges,Gascooktop,Built-In Oven,M/Wave,2 Built-In Dishwashers,Washer&Dryer,Freezer,Centralvac, Security System,Shed,3Yr Old Gas Heater,Tankless Water Tank,Water Filter,3Yr Old Cac,Corner Cabinet In Liv Room

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