

**90 Pinewood Ave****List: \$998,800 For: Sale****Toronto Ontario M6C2V1**

Toronto C03 Humewood-Cedarvale Toronto 115-17-M

**SPIS: N****Taxes: \$4,745.67 / 2017****DOM: 0**Semi-Detached  
2-Storey**Front On: W**  
**Acre:****Rms: 7 + 1**  
**Bedrooms: 2 + 1**  
**Washrooms: 2**  
1x4x2nd, 1x3xBsmt**Lot: 16.4 x 100 Feet Irreg:**  
**Dir/Cross St: Pinewood / Maplewood****MLS#: C4001817****Contract Date: 12/06/2017****Possession: Flexible****PIN#:****Kitchens:** 1 + 1**Fam Rm:** N**Basement:** Finished / Sep Entrance**Fireplace/Stv:** Y**Heat:** Forced Air / Gas**A/C:** Central Air**Central Vac:****Apx Age:** 100+**Apx Sqft:****Assessment:****POTL:****POTL Mo Fee:****Elevator/Lift:****Laundry Lev:** Lower**Phys Hdcap-Eqp:****Exterior:** Brick**Drive:** Mutual**Gar/Gar Spcs:** None / 0.0**Drive Park Spcs:** 1**Tot Prk Spcs:** 1**UFFI:****Pool:** None**Energy Cert:****Cert Level:****GreenPIS:****Prop Feat:** Library, Park, Place Of  
Worship, Public Transit, School**Zoning:****Cable TV:****Hydro:****Gas:****Phone:****Water:** Municipal**Water Supply:****Sewer:** Sewers**Spec Desig:** Unknown**Farm/Agr:****Waterfront:****Retirement:****Oth Struct:**

#	Room	Level	Length (m)	Width (m)	Description		
1	Foyer	Main	3.02	x 2.31	Ceramic Floor	W/W Closet	
2	Living	Main	6.10	x 3.48	Hardwood Floor	Fireplace	Bay Window
3	Dining	Main	4.06	x 3.76	Hardwood Floor	Window	
4	Kitchen	Main	3.91	x 3.19	Hardwood Floor	Modern Kitchen	Stainless Steel Appl
5	Master	2nd	4.32	x 3.68	Hardwood Floor	W/W Closet	Bay Window
6	Br	2nd	3.78	x 2.90	Hardwood Floor	Closet	Window
7	Office	2nd	2.20	x 1.53	Hardwood Floor	Window	
8	Bathroom	2nd	2.13	x 3.19	Ceramic Floor	4 Pc Bath	Window
9	Rec	Bsmt	6.22	x 3.35	Broadloom	Window	

**Client Remks:** Walk Home From The Hustle & Bustle Of Nearby St Clair To This Exquisite Home On Coveted Pinewood Ave!Pride Of Ownership.You'll Fall In Love W/ The Charm.Natural Light Wonderfully Flows Thru-Out This Home.Beautifully Renovated Home That Sparkles:Popular Open Plan,Gleaming Hard.Fls,Enjoy The Warmth Of Your W/B Fp In The Living Rm,Entertain In Your Spacious Kit W/ Brkfst Bar.M/B W/ Bay Window, Spa Like Bath. 3 Bdrm Home Con'ted To A 2 Bdrm + Office.

**Extras:** Fin Bsmt W/Sep Ent,Good For A In-Law Suite W/A Kitchenette & Sep Laundry.All Elfs,All Wind Cov,S/S:Fridge,Stove,D/W,Hood Range;W/D. Short Walk 2 Humewood School.Superbly Located On A Child Friendly Street Near Cedarvale Ravine&Leo Baeck

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