



**19 Batavia Ave**  
**Toronto Ontario M6N4A1**  
 Toronto W03 Rockcliffe-Smythe Toronto 114-11-N  
**SPIS: N**      **Taxes: \$3,217.26 / 2017**      **DOM: 0**  
**List: \$990,000 For: Sale**

Detached      **Front On: E**      **Rms: 5 + 3**  
 Bungalow      **Acre:**      **Bedrooms: 2 + 3**  
    **Washrooms: 3**  
    1x5xBsmt, 2x4xMain  
**Lot: 24 x 149 Feet Irreg:**  
**Dir/Cross St: Jane/St. Clair**

**MLS#: W4029214**      **Contract Date: 1/26/2018**      **Possession: 90 Days**      **PIN#:**

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:**  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcap-Eqp:**

**Exterior:** Brick / Stone  
**Drive:** Lane  
**Gar/Gar Spcs:** None / 0.0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**

**Zoning:** Single Family Residential  
**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	Living	Main	6.71	x 5.64	Hardwood Floor      Combined W/Dining
2	Dining	Main	6.71	x 5.64	Hardwood Floor      Open Concept
3	Kitchen	Main	3.66	x 2.74	Hardwood Floor      Granite Counter      B/I Appliances
4	Master	Main	5.45	x 4.57	Hardwood Floor      W/I Closet
5	2nd Br	Main	4.57	x 2.70	Hardwood Floor      Mirrored Closet      Window
6	3rd Br	Bsmt	3.35	x 3.35	Hardwood Floor      Closet
7	4th Br	Bsmt	3.66	x 3.35	Hardwood Floor      Closet
8	5th Br	Bsmt	5.45	x 4.57	Hardwood Floor      Closet      Window

**Client Remks:** Welcome To 19 Batavia Avenue! This Warm And Welcoming Bungalow Has Been Renovated From Top To Bottom! Open Concept Living & Dining Room, Hardwood Floor Through-Out, Modern Kitchen With Granite Countertop And Stainless Steel Appliances, 3 Bathrooms, 5 Good Size Bedrooms, New Addition At Rear (2016), Fenced Backyard. Located On A 149 Ft Lot, This Home Is Close To Ttc, Schools And Shopping On St.Clair.  
**Extras:** All Elfs, All Window Coverings, Stainless Steel:Fridge, Stove, Dishwasher, Microwave Fan; Washer And Dryer, Newer Furnace And Cac, Hwt (Rental)

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