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RE/MAX WEST REALTY INC., BROKERAGE
1678 Bloor St., West, Toronto, ON M6P1A9 416-769-1616

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50 Birdstone Cres **List: $759,000 For: Sale**
Toronto Ontario M6N5H5
Toronto W02 Junction Area Toronto 114-13-N
SPIS: N **Taxes:** $2,843.87 / 2018 **DOM:** 0

Condo Townhouse	**#Shares%:**	**Rms:** 6 + 1
3-Storey	**Locker#:**	**Bedrooms:** 3 + 1
Corp#: TSCP / 1725	**Locker Lev Unit:**	**Washrooms:** 3
Unit#: 39	**Locker Unit#:**	2x4x2nd, 1x2xMain
	Level: 1	

Zoning:
Prop Mgmt: Comfort Property Management 905-605-7788
Dir/Cross St: Keele & St. Clair

MLS#: W4222118 **Possession:** 60-90 Days
Status Cert: N **Bldg Name:** **PIN#:**

Kitchens:	1	**Pets Perm:**	Restrict	**Balcony:**	Open
Fam Rm:	Y	**Locker:**	None	**Ens Lndry:**	Y
Basement:	None	**Maint:**	$309.86	**Lndy Lev:**	Upper
Fireplace/Stv:	N	**A/C:**	Central Air	**Exterior:**	Brick
Heat:	Forced Air / Gas	**Central Vac:**		**Gar/Gar Spcs:**	Built-In / 1.0
Apx Age:		**UFFI:**		**Park/Drive:**	Private
Apx Sqft:	1400-1599	**Elev/Lift:**	**Retirement:** N	**Park Type:**	Owned
Sqft Source:	1460 As Per Mpac	**Taxes Incl:**	N **Water Incl:** Y	**Park/Drv Spcs:**	2
Exposure:	E	**Heat Incl:**	N **Hydro Incl:** N	**Tot Prk Spcs:**	3.0
Assessment:		**Cable TV Incl:**	N **CAC Incl:** N	**Park $/Mo:**	
Spec Desig:	Unknown	**Bldg Ins Incl:**	Y **Prkg Incl:** Y	**Prk Lvl/Unit:**	
Phys Hdp-Eqp:		**Com Elem Incl:**	Y	**Bldg Amen:**	
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

#	Room	Level	Length (m)	Width (m)	Description		
1	4th Br	Main	2.78	x 2.90	Laminate	Closet	
2	Living	2nd	4.96	x 4.84	Hardwood Floor	Large Window	Open Concept
3	Dining	2nd	4.96	x 4.84	Hardwood Floor	Open Concept	Combined W/Living
4	Kitchen	2nd	2.54	x 3.27	Ceramic Floor	O/Looks Backyard	Eat-In Kitchen
5	Breakfast	2nd	2.42	x 2.48	Ceramic Floor	W/O To Balcony	Open Concept
6	Master	3rd	3.27	x 4.30	Hardwood Floor	4 Pc Ensuite	Closet
7	2nd Br	3rd	2.42	x 2.42	Hardwood Floor	Closet	Crown Moulding
8	3rd Br	3rd	2.42	x 2.84	Hardwood Floor	Closet	

Client Remks: Welcome To 50 Birdstone Cres! A Rare Find Tiffany Park Home Located In Desirable Junction Area.Featuring 1 Of The Largest Premium Lot W/Parking For 3 Cars, 3+1 Bdrms W/3 Wshrms,W/I From Gar. Gleaming Hardwood & Laminate Flrs. Inviting Concept Floor Plan W/Large Principal Rooms. Family Sized Eat-In Kitchen With W/O To Balcony. Freshly Painted. Natural Gas Hook-Up On Balcony. Central Vacuum. .

Extras: All Elf's,All Window Coverings With Custom Blinds, Fridge, Stove, Dishwasher, Washer & Dryer, Gas Burner & Equipment, Cent Vac, Cac. Liv Rm: Custom Made Built-In Tv Unit & Tv With Sound Bar & Piano; Tv & Bracket In Master, Natural Gas Bbq

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

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