

	<b>291 Gilbert Ave</b> <b>Toronto Ontario M6E4W8</b> Toronto W03 Caledonia-Fairbank Toronto 114-14-M <b>SPIS: N Taxes: \$5,950.40 / 2018</b>	<b>List: \$1,439,000 For: Sale</b>  <b>DOM: 1</b>
	Detached Link: N 2-Storey	Front On: E Acre:
Lot: 23.4 x 127 Feet Irreg: Dir/Cross St: Caledonia/Rogers		

MLS#: W4290224 Contract Date: 10/30/2018 Possession: 30-90 Days/Tba PIN#:

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Apartment / Sep Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Stucco/Plaster <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> Detached / 2.0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2.0 <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>
---	--	--

#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main	1.52	x 1.52	Ceramic Floor Open Concept Closet
2	Dining	Main	3.96	x 3.87	Ceramic Floor O/Looks Frontyard Open Concept
3	Kitchen	Main	4.30	x 4.57	Ceramic Floor Quartz Counter Breakfast Bar
4	Family	Main	5.49	x 3.08	Ceramic Floor W/O To Deck Open Concept
5	Master	2nd	3.81	x 4.30	Hardwood Floor W/I Closet 5 Pc Ensuite
6	2nd Br	2nd	3.50	x 3.35	Hardwood Floor Skylight Closet
7	3rd Br	2nd	5.18	x 4.15	Hardwood Floor Closet Large Window
8	Foyer	Bsmt	2.49	x 2.01	Ceramic Floor Open Concept Above Grade Window
9	Living	Bsmt	3.20	x 5.27	Ceramic Floor Open Concept Above Grade Window
10	Kitchen	Bsmt	4.02	x 3.44	Ceramic Floor Above Grade Window Stainless Steel Appl
11	Br	Bsmt	4.02	x 3.35	Ceramic Floor W/I Closet Above Grade Window
12	Utility	Bsmt	2.38	x 3.05	Ceramic Floor

**Client Remks:** Welcome To 291 Gilbert Ave! Excellent Property In Fairbank Community! Centrally Located W/ Extensive Renovations To This Modern Home W/ Attention To The Smallest Details! Open Concept Main Fl, Extra Large Windows For Extra Natural Light! 3 Skylights! High-End Finishes! Floating Stairs W/ Glass Handrail, 2nd Fl Laundry, Walk Out To Covered Deck From Living Rm, Great For Entertaining, Oasis Like Fenced Backyard, New 2 Car Garage, Fin Basement W/ Separate Entrance.

**Extras:** All Elfs, All Window Coverings, Two Fridges, Two Stoves, Two Exhaust Fan, One Dishwasher, Washer And Dryer, Gas Burner And Equipment, Cac, Exclude: Hot Tub In Backyard

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