

	9 Sidney St Toronto Ontario M4V2G3 Toronto C02 Yonge-St. Clair Toronto 115-19-P SPIS: N Taxes: \$7,521.20 /2018		List: \$1,599,000 For: Sale DOM: 0																																																																	
	Semi-Detached 2-Storey	Front On: E Acre:	Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x2xGround																																																																	
Lot: 16.4 x 100 Feet Irreg: Dir/Cross St: Avenue Rd/Cottingham																																																																				
MLS#: C4134877		Contract Date: 5/22/2018		Possession: Tba																																																																
Pin#:		Pin#:																																																																		
Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 31-50 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Park, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:																																																																		
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>19.68</td> <td>x 11.48</td> <td>Fireplace</td> <td>O/Looks Park</td> <td>Hardwood Floor</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>11.48</td> <td>x 11.15</td> <td>Combined W/Kitchen</td> <td>Window</td> <td>Hardwood Floor</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>11.81</td> <td>x 11.81</td> <td>Renovated</td> <td>Stone Counter</td> <td>W/O To Sundeck</td> </tr> <tr> <td>4</td> <td>Family</td> <td>Ground</td> <td>17.06</td> <td>x 11.15</td> <td>Bar Sink</td> <td>W/O To Garden</td> <td>2 Pc Bath</td> </tr> <tr> <td>5</td> <td>Master</td> <td>2nd</td> <td>13.12</td> <td>x 11.81</td> <td>3 Pc Ensuite</td> <td>Closet Organizers</td> <td>Window</td> </tr> <tr> <td>6</td> <td>2nd Br</td> <td>2nd</td> <td>12.46</td> <td>x 12.14</td> <td>Closet</td> <td>Window</td> <td>Hardwood Floor</td> </tr> <tr> <td>7</td> <td>Rec</td> <td>Bsmt</td> <td>19.02</td> <td>x 11.15</td> <td>Access To Garage</td> <td>Closet</td> <td></td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Main	19.68	x 11.48	Fireplace	O/Looks Park	Hardwood Floor	2	Dining	Main	11.48	x 11.15	Combined W/Kitchen	Window	Hardwood Floor	3	Kitchen	Main	11.81	x 11.81	Renovated	Stone Counter	W/O To Sundeck	4	Family	Ground	17.06	x 11.15	Bar Sink	W/O To Garden	2 Pc Bath	5	Master	2nd	13.12	x 11.81	3 Pc Ensuite	Closet Organizers	Window	6	2nd Br	2nd	12.46	x 12.14	Closet	Window	Hardwood Floor	7	Rec	Bsmt	19.02	x 11.15	Access To Garage	Closet		Client Remks: Fabulous, Contemporary Summerhill Townhouse Overlooking Park. Coveted Cottingham Neighbourhood! Spacious Principal Rooms, Soaring Ceiling In Living Room, Exposed Brick, Open Concept Sun-Filled Rooms. Great Entertaining Space. Two Bedrooms; Easily Converted To Three. Stunning Kitchen With Island And Wall Of Storage, Walk-Out To Balcony Overlooking Back Garden With Hot Tub And Backing Onto Private Tennis Club. Attached Garage And Parking In Private Drive. Extras: Includes Stainless Steel Appliances: Jenn-Air Gas Stove, Electrolux Fridge, Miele D/W, Panasonic Microwave, Maytag W/D, B/I Wine Fridge, Fireplace Screen & Tools, Hot Tub, All Elfs, All Window Coverings, Cvac. Feature Sheet Lists Exclusions.			
#	Room	Level	Length (ft)	Width (ft)	Description																																																															
1	Living	Main	19.68	x 11.48	Fireplace	O/Looks Park	Hardwood Floor																																																													
2	Dining	Main	11.48	x 11.15	Combined W/Kitchen	Window	Hardwood Floor																																																													
3	Kitchen	Main	11.81	x 11.81	Renovated	Stone Counter	W/O To Sundeck																																																													
4	Family	Ground	17.06	x 11.15	Bar Sink	W/O To Garden	2 Pc Bath																																																													
5	Master	2nd	13.12	x 11.81	3 Pc Ensuite	Closet Organizers	Window																																																													
6	2nd Br	2nd	12.46	x 12.14	Closet	Window	Hardwood Floor																																																													
7	Rec	Bsmt	19.02	x 11.15	Access To Garage	Closet																																																														
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE Ph: 416-925-9191																																																																				