



483 Broadview Ave
Toronto Ontario M4K 2N4
 Toronto E01 North Riverdale Toronto 120-22-R
SPIS: N Taxes: \$4,687.62 / 2020
DOM: 0

Detached **Front On: E** **Rms: 9 + 1**
Link: N **Acre:** **Bedrooms: 4**
 2-Storey **Washrooms: 3**
 1x2xGround, 1x2x2nd, 1x4x2nd

Lot: 42.7 x 163.99 Feet Irreg: Irregular
Dir/Cross St: Broadview/Riverdale

MLS#: E4726102 Contract Date: 3/19/2020 PIN#:
Possession Remarks: Tba

| | | |
|--|--|---|
| Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 100+ Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp: | Exterior: Stucco/Plaster Drive: Mutual Gar/Gar Spcs: Detached / 4.0 Drive Park Spcs: 6 Tot Prk Spcs: 10.0 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/Ag: Waterfront: Retirement: Oth Struct: |
|--|--|---|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|----------|--------|-------------|------------|--------------------|----------------|----------------|
| 1 | Living | Ground | 18.99 | x 12.92 | Bay Window | Hardwood Floor | Crown Moulding |
| 2 | Family | Ground | 13.58 | x 12.92 | Combined W/Living | Hardwood Floor | W/O To Patio |
| 3 | Sitting | Ground | 9.51 | x 9.25 | 2 Pc Ensuite | Window | Hardwood Floor |
| 4 | Dining | Ground | 13.74 | x 12.99 | Combined W/Sitting | Window | Closet |
| 5 | Kitchen | Ground | 16.76 | x 11.51 | Granite Counter | Eat-In Kitchen | W/O To Patio |
| 6 | Master | 2nd | 15.32 | x 12.76 | Hardwood Floor | Double Closet | Window |
| 7 | 2nd Br | 2nd | 13.42 | x 13.09 | Window | Double Closet | Pot Lights |
| 8 | 3rd Br | 2nd | 13.09 | x 9.41 | Pot Lights | Hardwood Floor | Window |
| 9 | 4th Br | 2nd | 12.50 | x 11.15 | B/I Shelves | B/I Desk | Window |
| 10 | Rec | Bsmt | 30.83 | x 10.92 | Broadloom | B/I Desk | B/I Shelves |
| 11 | Workshop | Bsmt | 20.83 | x 11.32 | | | |

Client Remks: Landmark Heritage House And Property Facing Riverdale Pk. Many Architectural Features Intact. Almost 10-Ft Ceilings On Main Fl. Reno'd Kitchen & Baths. Living Rm, Fam Rm, Sitting Rm, Main Fl Powder Rm, Dining, Eat-In Kitchen, 2 W/O To Back Deck And Private Garden. Incredible 164-Ft Lot W/4-Car Garage (Formerly Bakery Stables). Four Large Bdms, One Used As Office W/Built-Ins, Two Baths, 2nd Fl Laundry. Partly Finished Bsmt W/B/I Desk And Shelving, Pantry.

Extras: Four-Car Garage At Rear Offers Development Possibilities. Incl: Kitchenaid Fridge, Miele Cooktop, Frigidaire Double Ovens, Bosch Dishwasher, Frigidaire Stacked Front-Load Washer/Dryer, Bsmt Freezer, Adt Alarm (Monitoring Extra).

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE Ph: 416-925-9191