

	26 Nanton Ave Toronto Ontario M4W2Y9 Toronto C09 Rosedale-Moore Park Toronto 115-21-Q SPIS: N Taxes: \$11,304.42 / 2021	List: \$3,295,000 For: Sale DOM: 0
	Semi-Detached Front On: W 2 1/2 Storey Acre:	Rms: 9 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x3xLower
	Lot: 20 x 150 Feet Irreg: Dir/Cross St: Nanton & Elm	

MLS#: C5469464 Contract Date: 1/11/2022 PIN#:
Possession Remarks: Tba

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Other Central Vac: Apx Age: 100+ Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Front Yard Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 1 Tot Prk Spcs: 1.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main			Hardwood Floor	Fireplace	Leaded Glass
2	Living	Main			Hardwood Floor	Fireplace	Bay Window
3	Kitchen	Main			Hardwood Floor	Granite Counter	Combined W/Br
4	Breakfast	Main			Hardwood Floor	Walk-Out	
5	Family	2nd			Hardwood Floor	Bay Window	Combined W/Laundry
6	2nd Br	2nd			Hardwood Floor	Bay Window	Fireplace
7	3rd Br	2nd			Hardwood Floor	Combined W/Office	O/Looks Backyard
8	Prim Bdrm	3rd			Hardwood Floor	W/O To Sundeck	4 Pc Ensuite
9	Rec	Bsmt			Heated Floor	3 Pc Ensuite	

Client Remks: Welcome To This Fabulous Renovated Rosedale Home Loaded With Charm And Character On Prime Family Street. Kitchen/Brkfst Overlooks Beautiful Back Garden. Impressive Formal Living Room With Gas Fireplace + Abundance Of Natural Light. Intimate Dining Rm With Fireplace And Bay Window. Main Flr Powder. Great 3rd Fl Primary Suite W/Private Deck, Unbelievably Cool Renovated Multifunctional Lower Level With 9Ft Ceilings. Legal Front Pad Pkg. Must Be Seen!

Extras: Great Mud/Laundry Room, Steps To Branksome -Many Public/Private School Options, Mins To Subway, Parks And Ravine. Stunning Back Garden Includes Artificial Turf, Inground Sprinklers And Lighting, Large Garden Shed. See Sched B For Incl/Excl.

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