## Prepared by: SUSAN M. KREVER, Salesperson CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto, ON M4T1X3 416-925-9191

> Printed on 03/31/2022 2:19:26 PM List: \$3,995,000 For: Sale

22 Hambly Ave

**Toronto Ontario M4E 2R6** 

Toronto E02 The Beaches Toronto 121-26-S

SPIS: N Taxes: \$12,036.95 / 2021

Detached Link: N 3-Storey

Front On: W Rms: 10 + 1 Acre:

Bedrooms: 6 + 1 Washrooms: 5

1x2xMain, 1x4x2nd, 1x5x2nd, 1x3x3rd,

DOM: 0

1x3xLower

Lot: 28.5 x 125 Feet Irreg: Dir/Cross St: Queen/Hambly

MLS#: E5558226 Contract Date: 3/31/2022 PIN#:

Possession Remarks: 60 Days/Tba

Kitchens: Fam Rm: Υ Basement: Finished

Fireplace/Stv:

Forced Air / Gas Heat:

A/C: Central Air **Central Vac:** 

6-15 Apx Age: Apx Sqft:

Assessment: POTL: **POTL Mo Fee:** 

Elevator/Lift:

Laundry Lev: Upper Phys Hdcap-Eqp:

Stone / Wood Exterior:

Drive: Mutual Gar/Gar Spcs: None / 0.0 **Drive Park Spcs:** 1.0

None

UFFI:

Tot Prk Spcs: Pool:

**Energy Cert:** Cert Level:

GreenPIS: **Prop Feat:**  Zoning:

Cable TV: Hydro: Gas:

Phone:

Water: Municipal

Water Supply:

Sewers Sewer: Spec Desig: Unknown

Farm/Agr: Waterfront: Retirement:

Oth Struct: Garden Shed

#	Room	<u>Level</u>	Length (ft)	Width (ft)	<u>Description</u>		
1	Living	Main	18.70	x 14.76	Fireplace	B/I Shelves	Hardwood Floor
2	Dining	Main	12.46	x 9.84	Open Concept	W/O To Deck	Hardwood Floor
3	Kitchen	Main	7.54	x 22.63	Marble Counter	Stainless Steel Appl	Hardwood Floor
4	Family	Main	12.46	x 13.12	Combined W/Kitchen	Picture Window	Hardwood Floor
5	Prim Bdrm	2nd	13.45	x 16.73	O/Looks Garden	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	10.82	x 12.79	Large Closet	Window	Hardwood Floor
7	3rd Br	2nd	10.82	x 12.46	Large Closet	Window	Hardwood Floor
8	4th Br	3rd	9.84	x 12.79	W/O To Balcony	Large Closet	Hardwood Floor
9	5th Br	3rd	9.84	x 12.79	W/O To Balcony	B/I Shelves	Hardwood Floor
10	) Br	3rd	10.50	x 14.76	Window	Large Closet	Hardwood Floor
11	Rec	Lower	19.02	x 22.30	B/I Bar	Window	Broadloom
12	P. Br	Lower	8.86	x 17.06	3 Pc Bath	Window	Broadloom

Client Remks: Classic Beach Style Home On The Outside, Custom Built And Exceptionally Finished In A Current And Contemporary Style Perfect For Casual And Sophisticated Living. The Welcoming Front Porch Leads To A Large Fover, Living Room With Stunning Fireplace, And A Great Room With Amazing Kitchen/Family Room/Dining Space Opening To A Private Oasis Complete With Deck, Beautifully Landscaped Garden, And Paloform Fire Table. Outdoor Lighting And Irrigation System. Kitchen Features Marble Waterfall Island, Professional Appliances, High-Quality Cabinetry And Built-Ins, Walk-In Pantry And Wet Bar. Six Bedrooms +5 Baths. The Primary Bedroom Is A Fantastic Retreat, Complete With Walk-In Dressing Area With Custom Built-In Cabinetry, Two 3rd Floor Bedrooms/Offices Share A Balcony Overlooking The Landscaped Garden, Side Entrance Leads Down To Finished Lower Level With A Great Mudroom, Rec Room With Wet Bar, Gym Or Guest/Nanny's Room Plus Extra Storage And 3-Piece Bath.

Extras: Steps To The Beach, Park, Boardwalk. A/C On 2nd And 3rd Floors. Sellers Park On Front Pad Every Day Without Issue; No Permit. Stainless Steel Appliances, Gas Line On Deck, Lighting, Irrigation; See Sched B For Extensive List Of Inclusions.

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