



843 Shaw St **List: \$1,459,000 For: Sale**
Toronto Ontario M6G3L9
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto 114-16-Q
SPIS: N **Taxes: \$4,985.95 / 2022** **DOM: 0**

Semi-Detached **Front On: E** **Rms: 9**
 2-Storey **Acre:** **Bedrooms: 3 + 1**
Washrooms: 3
 1x2xMain, 1x3x2nd, 1x4xLower
Lot: 14.58 x 93 Feet Irreg:
Dir/Cross St: Bloor/Christie/Ossington

MLS#: W5798386 **Contract Date: 10/18/2022** **PIN#:**
Possession Remarks: December/Flex **Possession Date: 12/01/2022**

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: None	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0.0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 0.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Ag:
POTL:	Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Garden Shed
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.17	x 4.00	O/Looks Living Hardwood Floor
2	Living	Main	10.33	x 8.92	O/Looks Frontyard Pot Lights Hardwood Floor
3	Dining	Main	16.24	x 10.76	Crown Moulding Picture Window Hardwood Floor
4	Kitchen	Main	15.15	x 10.76	Renovated Stainless Steel Appl Breakfast Bar
5	Office	Main	7.58	x 6.99	W/O To Deck 2 Pc Bath Hardwood Floor
6	Prim Bdrm	2nd	13.58	x 12.76	Bay Window Double Closet Hardwood Floor
7	2nd Br	2nd	11.51	x 8.07	Large Window Closet Hardwood Floor
8	3rd Br	2nd	10.82	x 7.68	Large Window O/Looks Backyard Hardwood Floor
9	Rec	Lower	21.81	x 11.91	Halogen Lighting Above Grade Window Broadloom
10	4th Br	Lower	9.25	x 8.99	Above Grade Window 4 Pc Bath Broadloom
11	Laundry	Lower	12.07	x 5.35	B/I Shelves B/I Appliances Tile Floor

Client Remks: Fabulous Semi In Beautiful Christie Pits Neighbourhood. Spacious, Contemporary Interior W/ White Oak Floors Throughout. Open Concept Main Floor W/ High Ceilings. Gorgeous Kitchen W/ Amazing Storage, Main Floor Office/Fam Space With Walk Out To Sunny And Fully Fenced Backyard. Bonus: Main Floor Powder Room! Excellent Primary Suite W/ Built In Cabinetry, 2 More Good Sized Bedrooms Plus Beautifully Reno'd Family Washroom. Finished Lower Level With Separate Front Entrance Offers Family Room, 4th Bedroom, 4 Piece Washroom And Reno'd Laundry Room. Partial Rough-In For Kitchen To Create A Rental Or Nanny Suite. Great School District, Steps To Subway, Fiesta Farms, Ice Rink, Pool & Contra Cafe! This Peaceful, One Way Street Has A Wonderful Neighbourhood Vibe And The Bike Lane To Downtown Is At Your Doorstep.

Extras: Include: Fridge, Stove, Dishwasher, Front Load Washer And Dryer, Wardrobe In Primary, Backyard Shed, All Window Coverings. Exclude: Dr Light Fixture, Microwave, Bbq. Easy Street Parking (Sellers Park 2 Cars). Permits Available From City.

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