

	18 Bellwoods Ave		List: \$1,399,000 For: Sale
	Toronto Ontario M6J2P4		
Toronto C01 Trinity-Bellwoods Toronto 119-16-S			
SPIS: N		Taxes: \$5,582.11 / 2019	DOM: 0
Semi-Detached 2-Storey		Front On: W Acre:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd
Lot: 21 x 105 Feet Irreg: Dir/Cross St: Queen/Bellwoods			

MLS#: C4614434 Contract Date: 10/22/2019 PIN#:
 Possession Remarks: 30-60 Days

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Drive: Lane 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: Park	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	Living	Main			Combined W/Dining Hardwood Floor Window
2	Dining	Main			Combined W/Living Hardwood Floor Window
3	Kitchen	Main			Open Concept Eat-In Kitchen Combined W/Family
4	Master	2nd			Hardwood Floor Bay Window Double Closet
5	2nd Br	2nd			Hardwood Floor Window Closet
6	3rd Br	2nd			Hardwood Floor W/O To Balcony B/I Shelves

Client Remks: Very Cool And Contemporary Semi On Prime Street In Trinity Bellwoods. Open Concept Main Floor With Renovated Kitchen/Family Room Addition Overlooking Back Garden. Powder Rm W/Radiant Heat. Large Reno'd Bath On Second Floor! Second Floor Contains Three Bedrooms Or Two + Office W/Walk-Out To Private Deck O/Looking Trinity Bellwoods Park! This Is One Of Toronto's Most Popular Neighbourhoods. The House Has A Cool Queen West Vibe. Walk To Shops, Restaurants, Ttc.

Extras: Incl. Refrigerator, Gas Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures, Window Coverings, Wood Stove, Office/3rd Bdrm Shelving, Bsmt Shelving, Table And Metal Screen In Back Garden, Owned On-Demand Hot Water Heating System.

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