

	204 Donlea Dr Toronto Ontario M4G2M9 Toronto C11 Leaside Toronto 115-23-L SPIS: N Taxes: \$9,501.27 / 2019	List: \$2,499,000 For: Sale DOM: 24
	Detached Front On: N Link: N Acre: 2-Storey	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3x2nd
Lot: 29.99 x 135 Feet Irreg: Dir/Cross St: Eglinton/Laird		

MLS#: C4806508 **Contract Date: 6/25/2020** **PIN#:**
Possession Remarks: Tba

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: Apx Age: 51-99 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Stucco/Plaster Drive: Private Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 2 Tot Prk Spcs: 2.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Library, 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: Garden Shed
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.45	x 7.87	Tile Floor Window
2	Living	Main	18.04	x 18.04	Fireplace Pocket Doors B/I Bookcase
3	Dining	Main	9.18	x 14.76	Combined W/Kitchen W/O To Patio Hardwood Floor
4	Kitchen	Main	9.84	x 14.76	Granite Counter O/Looks Garden W/O To Patio
5	Master	2nd	12.46	x 15.42	W/I Closet 3 Pc Ensuite Window
6	2nd Br	2nd	10.17	x 14.43	Window Hardwood Floor 3 Pc Bath
7	3rd Br	2nd	8.53	x 9.18	Window Hardwood Floor Pot Lights
8	Laundry	Lower	8.86	x 13.78	Concrete Floor Cedar Closet
9	Office	Lower	7.87	x 14.76	Concrete Floor
10	Workshop	Lower	9.84	x 14.76	Concrete Floor
11	Pantry	Lower	8.86	x 17.38	

Client Remks: This Very Special Home Was Completely Rebuilt In 2007 By An Architect And Interior Designer And Has Been Impeccably Maintained Since Then. Symmetrical Floor Plan On Each Floor Allows For Large, Bright, Open Principal Rooms. Industrial Steel Mullion Windows. Spectacular Gardener's Dream With Stunning Back Garden. Custom Potting Shed, Flagstone Walkway And Back Terrace, Mature Perennial Flower And Shrub Garden. 10-Foot Ceilings On Main, 9-Foot On Second Floor.
Extras: Globe & Mail Home Of The Week June 26! See Schedule B For Extensive List Of Inclusions/Exclusions.

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