

	29 Beaufield Ave Toronto Ontario M4G3R2 Toronto C11 Leaside Toronto 109-22-K SPIS: N Taxes: \$7,660.00 / 2020	List: \$1,989,000 For: Sale DOM: 0
	Semi-Detached Front On: E 2-Storey Acre:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xBsmt
Lot: 29.08 x 133.5 Feet Irreg: Dir/Cross St: Broadway/Laird		

MLS#: C4954095 **Contract Date:** 10/15/2020 **PIN#:**
Possession Remarks: Jan 2021/Tba

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N 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: Private Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 3 Tot Prk Spcs: 3.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Hospital, Park, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main			Hardwood Floor O/Looks Dining Window
2	Dining	Main			Hardwood Floor Open Concept Pot Lights
3	Kitchen	Main			Granite Counter Slate Flooring O/Looks Family
4	Family	Main			French Doors Overlook Patio Pot Lights
5	Master	2nd			Window Ensuite Bath W/I Closet
6	2nd Br	2nd			Hardwood Floor Window Closet
7	3rd Br	2nd			Hardwood Floor Window Closet
8	4th Br	Lower			Broadloom Window Closet
9	Laundry	Lower			Tile Floor
10	Rec	Lower			Broadloom Pot Lights

Client Remks: A Rare Offering: A Semi That Feels Like A Detached. A 3-Storey Addition And Full Renovation Was Done In 2008, Making This A Great Family Home On A Well-Loved Street In North Leaside. Open Concept Main Floor With Large Family Room Leading To Back Deck And Garden. Separate Side Entrance To Large Mudroom, Perfect For Busy Families. Three Bds On 2nd Fl, Including Master Suite With Walk-In Closet And Ensuite Bath. Private Drive That Fits 3 Cars.

Extras: Fourth Bedroom In Finished Basement Along With Dug-Down Rec Room. Includes: Fridge, Gas Stove, Microwave, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings. Gas Line For Fireplace Roughed In In Family Room.

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