

	22 Hambly Ave		List: \$3,995,000 For: Sale
	Toronto Ontario M4E 2R6		
Toronto E02 The Beaches Toronto 121-26-S			
SPIS: N		Taxes: \$12,036.95 / 2021	DOM: 7
Detached		Front On: W	Rms: 10 + 1
Link: N		Acre:	Bedrooms: 6 + 1
3-Storey			Washrooms: 5
			1x2xMain, 1x4x2nd, 1x5x2nd, 1x3x3rd, 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: 1	Exterior: Stone / Wood	Zoning:
Fam Rm: Y	Drive: Mutual	Water: Municipal
Basement: Finished	Gar/Gar Spcs: None / 0.0	Water Supply:
Fireplace/Stv: Y	Drive Park Spcs: 1	Sewer: Sewers
Heat: Forced Air / Gas	Tot Prk Spcs: 1.0	Spec Desig: Unknown
A/C: Central Air	UFFI:	Farm/Ag:
Central Vac: Y	Pool: None	Waterfront:
Apx Age: 6-15	Energy Cert:	Retirement:
Apx Sqft:	Cert Level:	Oth Struct: Garden Shed
Assessment:	GreenPIS:	
POTL:	Prop Feat:	
POTL Mo Fee:		
Elevator/Lift:		
Laundry Lev: Upper		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
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	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 Foyer, 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. Stainless Steel Appliances, Gas Line On Deck, Lighting, Irrigation; See Sched B For Extensive List Of Inclusions. Excellent Home Inspection Report Available By Email.

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