

	<p>25 Poplar Plains Rd Toronto Ontario M4V2M7 Toronto C02 Casa Loma Toronto 115-18-P SPIS: N Taxes: \$10,625.52 / 2021 DOM: 2</p>
	<p>Detached Front On: E Link: N Acre: 2-Storey Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x6x2nd, 1x3x2nd, 1x4xLower</p> <p>Lot: 21.35 x 170.54 Feet Irreg: Irregular Dir/Cross St: Cottingham Rd</p>

MLS#: C5629058 Contract Date: 5/24/2022 PIN#:
Possession Remarks: Tba

<p>Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 31-50 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1.0 Drive Park Spcs: 2 Tot Prk Spcs: 3.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, School</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.22	x 9.51	Circular Stairs Hardwood Floor Closet
2	Living	Main	14.10	x 18.04	Hardwood Floor Gas Fireplace Window
3	Dining	Main	9.84	x 13.12	Hardwood Floor Window
4	Kitchen	Main	9.84	x 12.14	2 Pc Bath Stone Counter Combined W/Family
5	Breakfast	Main	7.54	x 10.17	W/O To Yard Pantry 2 Way Fireplace
6	Family	Main	12.79	x 15.09	W/O To Patio 2 Way Fireplace Combined W/Kitchen
7	Prim Bdrm	2nd	13.12	x 14.76	O/Looks Park 6 Pc Ensuite W/I Closet
8	2nd Br	2nd	10.50	x 11.81	Window Closet Broadloom
9	3rd Br	2nd	14.43	x 10.17	O/Looks Park Closet 3 Pc Bath
10	4th Br	Lower	10.50	x 10.82	Broadloom Window Closet
11	Rec	Lower	12.79	x 20.66	W/O To Garage Fireplace W/O To Deck

Client Remks: Welcome To This Elegant, Spacious, Fully Renovated Detached Home In The Highly Desirable "Republic Of Rathnelly," Facing A Parkette In Front And Backing Onto A Park. Stunning Backyard Oasis W/Professionally Landscaped Gardens, Large Deck W/Pergola, Retractable Awning And Heating For Year-Round Enjoyment. Side Centre Hall Plan Provides Generous Principal Rooms. Large, Welcoming Foyer W/ Dramatic Floating Staircase. Living Room W/Gas Fireplace And Afternoon Light Streaming In. Formal Dining Room Perfect For Entertaining. Main Floor Powder Room. Modern Kitchen W/Breakfast Area, Opening To Family Room W/3-Sided Gas Fireplace And Walk-Out To Fabulous Back Deck. Second Floor Has Three Bedrooms Including Large Primary Suite Featuring 6-Pc Spa Bathroom W/Heated Floors And Walk-In Closet. Second Floor Laundry! Great Lower Level W/Guest Bedroom, Family Room, Full Bathroom And Walk-Up To Garden. Easy Walk To Yorkville, Bloor St., Subway. Brown Jr Public School & Top Private Schools.

Extras: Waterfall Caesarstone Counters In Kitchen, Heated Flr In Primary & Lower Lev Baths, Central Vac. Lower Lev Has Direct Entry To Garage, Wood-Burning Fireplace, Rough-In For 2nd Laundry & Sauna (As Is). Outdoor Heating, Lighting & Irrigation.

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