

	<b>400 Dovercourt Rd</b> <b>Toronto Ontario M6J3E7</b> Toronto C01 Little Portugal Toronto 119-15-R SPIS: N Taxes: \$9,390.83 / 2022 <span style="float: right;"><b>DOM: 0</b></span>		<b>List: \$2,649,000 For: Sale</b>
	Detached Link: N 2 1/2 Storey  <b>Lot: 29.99 x 111.46 Feet Irreg:</b> <b>Dir/Cross St: Dovercourt &amp; College</b>	<b>Front On: W</b> <b>Acre:</b>	<b>Rms: 9 + 2</b> <b>Bedrooms: 5 + 1</b> <b>Washrooms: 5</b> 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x3rd, 1x4xBsmt

MLS#: C5761350 Contract Date: 9/13/2022 PIN#:  
 Possession Remarks: Tba

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Apartment / Fin W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Front Yard <b>Gar/Gar Spcs:</b> None / 0.0 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Ag:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.50	x 10.33	Open Concept	Fireplace	B/I Bookcase
2	Dining	Main	18.17	x 8.99	Open Concept	W/O To Deck	Combined W/Kitchen
3	Kitchen	Main	11.74	x 8.23	Combined W/Dining	Granite Counter	W/O To Garden
4	Prim Bdrm	2nd	15.58	x 11.58	Combined W/Office	O/Looks Garden	5 Pc Ensuite
5	Office	2nd	9.41	x 8.50	Combined W/Prim Bdrm	O/Looks Garden	Window
6	2nd Br	2nd	12.60	x 10.23	Fireplace	Bay Window	Hardwood Floor
7	3rd Br	2nd	10.17	x 8.07	Window	Hardwood Floor	Double Closet
8	4th Br	3rd	16.33	x 10.00	Cathedral Ceiling	Window	Balcony
9	5th Br	3rd	15.91	x 10.50	Cathedral Ceiling	Window	Closet
10	Kitchen	Bsmt	11.58	x 10.50	Granite Counter	Combined W/Living	Breakfast Bar
11	Living	Bsmt	11.68	x 8.23	Combined W/Kitchen	Window	4 Pc Bath
12	Br	Bsmt	17.65	x 9.32	Broadloom	Window	Closet

**Client Remks:** Grand And Stately Detached Home In Incredible Location, Steps From Vibrant College St Restaurants And Shops. Fantastic Family Home With Great Curb Appeal. Open Concept Main Floor With Large Principal Rooms, Spacious Powder Rm, Walk-Out To Deck And Beautiful, Private Back Garden. Legal Front Pad Parking. Five Bdrms Incl Primary W/Ensuite And Tandem Office. Bonus: Rare Legal Basement Apartment W/Separate Entrance. Great For Extra Income, Nanny Or Extended Family. Steps To West End Ymca With Pool, Daycare, Great Restaurants, Schools.

**Extras:** Includes 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Microwaves, 2 Washer/Dryer, Central Vac And Equip, Inground Sprinkler Sys, Hard-Wired Sound Controls, Elfs, All Window Coverings. See Schedule B For Complete List.

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