

	44 Clarendon Ave Toronto Ontario M4V 1J1 Toronto C02 Casa Loma Toronto 115-18-N SPIS: N Taxes: \$10,616.47 / 2022	List: \$2,695,000 For: Sale DOM: 11
	Semi-Detached Front On: N 2-Storey Acre:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x2xLower
Lot: 16.67 x 150 Feet Irreg: Dir/Cross St: Avenue Rd./St. Clair		

MLS#: C5995045 **Contract Date: 3/29/2023** **PIN#:**
Possession Remarks: 60-90/Tba

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 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: Built-In / 1.0 Drive Park Spcs: 3 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Public Transit, Ravine, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.86	x 9.84	Tile Floor 2 Pc Bath Double Closet
2	Kitchen	Main	12.79	x 12.79	Hardwood Floor Stone Counter Stainless Steel Appl
3	Dining	Main	12.46	x 10.50	Window O/Looks Living Open Concept
4	Living	Main	12.46	x 19.35	Fireplace B/I Bookcase W/O To Garden
5	Prim Bdrm	2nd	10.17	x 22.96	Bay Window Closet 4 Pc Ensuite
6	2nd Br	2nd	8.86	x 9.84	Window Closet Hardwood Floor
7	3rd Br	2nd	12.46	x 16.40	Window Closet 4 Pc Bath
8	Family	Lower	11.15	x 19.35	B/I Shelves Broadloom W/O To Garden
9	Laundry	Lower	7.54	x 9.51	B/I Shelves Window
10	Utility	Lower	12.14	x 9.18	B/I Shelves W/O To Garage

Client Remks: Cool And Contemporary In South Hill! This Light-Filled Home Sparkles. Wonderful Condo Alternative Or Family Home. Totally Renovated Three-Bedroom Semi-Detached On A 150-Foot-Deep Lot On The Best Block Of Clarendon Ave., Surrounded By Beautiful Homes, And One Block From The Park And Ravine. The Open-Concept Main Floor Begins With A Large Foyer With Closet And Powder Room. The Sleek Kitchen Overlooks The Sun-Filled Front Porch And Stunning Streetscape. There Is A Separate Dining Area. The Family Room Features A Concrete Floor-Ceiling Fireplace Wall, With Walk-Out To The Beautiful Back Deck And Private Garden, For Easy Indoor-Outdoor Living. The Second Floor Offers Three Bedrooms Including The Elegant Primary Suite. Great Lower Level With Family Room And Walk-Up To The Garden. Direct Entry To The Garage. Easy Walk To Yonge/St. Clair, Forest Hill, Ave&Dav, Yorkville, Brown Jr. Public School, And A Short Walk To Excellent Private Schools. Maintenance-Free Back Garden With High-Quality Turf.

Extras: Garage Fits Suv, Private Drive Fits Three Cars.
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE Ph: 416-925-9191