

## 69 Petman Ave, Toronto

**NEW** FOR SALE **\$2,095,000**

Toronto C10, Mount Pleasant East, Toronto, Ontario M4S  
2S9

TAXES \$9,227.23 (2024)

C9255431

Detached 2-Storey

3 BEDS	3 BATHS	6+2 ROOMS	4 TOT PRK SPCS	0 DOM
-----------	------------	--------------	-------------------	----------



### CLIENT REMARKS

Beautifully renovated, open-concept three-bedroom home on a prime one-block street in Davisville Village. Detached, on a 150-foot lot, with a two-car garage and two-car parking in front. Garden suite potential! Renovated in 2015 and more renovations since, including front steps, bathrooms, rebuilt back deck, landscaping back and front with fencing, planters, sprinkler system, outdoor BBQ with storage and mini-fridge. A/C is approx. 4 yrs old and still under warranty. Three large bedrooms upstairs, including one with California Closets Murphy bed with desk and closets, perfect for home office and occasional guests. The lower level has two family rooms, one with a walk-up to the back garden. This totally renovated detached Davisville Village home is move-in ready. One-block long street with great neighbours.

### LISTING INFORMATION

PIN#	211290102 i	POSSESSION	30-60 days/TBA
TAXES	\$9,227.23	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
ENERGY	N	INFO STATEMENT	
CERTIFICATION			
LEGAL DESCRIPTION	PT LT 22 Blk M PI 722 North Toronto as in CA612023; T/W CA612023; City of Toronto		
STATUS	Available		

## PROPERTY INFORMATION

APPROX AGE	51-99	ROOMS	6+2
FRONTING ON	East	BEDROOMS	3
LOT SIZE	25.03 x 150.08 Feet	WASHROOMS	3
DIR/CROSS ST	Mt Pleasant/Eglinton	KITCHENS	1
DRIVE	Right Of Way	EXTERIOR	Brick
PARKING DRIVE	2	ROOF	Asphalt Shingle
SPACES		FOUNDATION	Poured Concrete
TOTAL PARKING	4	GARAGE TYPE	Detached
SPACES		GARAGE PARKING	2
POOL	None	SPACES	
A/C	Central Air	BASEMENT	Finished / Walk-Up
PHYS HDCAP-EQUIP	N	ELEVATOR	N
UNDER CONTRACT	Hot Water Heater	HEATING SOURCE	Gas
HST APPLICABLE TO	No	HEATING TYPE	Forced Air
SALE PRICE		WATER	Municipal
LAUNDRY LEVEL	Lower	SEWERS	Sewers
LOT SHAPE	Rectangular		
LOT SIZE SOURCE	GeoWarehouse		
AREA	Toronto		
MUNICIPALITY	Toronto C10		
COMMUNITY	Mount Pleasant East		

## FEATURES

- ✔ Fireplace/Stove

## INTERIOR FEATURES

- ✔ Auto Garage Door Remote
- ✔ Countertop Range
- ✔ Water Heater

## SPECIAL DESIGNATIONS

- ✔ Unknown

## WATERFRONT

WATERFRONTYN N

## EXTERIOR FEATURES

- ✔ Lawn Sprinkler System
- ✔ Landscaped
- ✔ Deck

## SECURITY FEATURES

- ✔ Alarm System

## INCLUDED

- ✖ Retirement

## ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Living	Main	4.52 m x 4.34 m (14.83 ft x 14.24 ft)	Open Concept, Fireplace, O/Looks Garden
Dining	Main	4.01 m x 3.25 m (13.16 ft x 10.66 ft)	Open Concept, Window, Hardwood Floor
Kitchen	Main	5.05 m x 3.3 m (16.57 ft x 10.83 ft)	Open Concept, Centre Island, Hardwood Floor
Prim Bdrm	2nd	4.72 m x 4.14 m (15.49 ft x 13.58 ft)	3 Pc Ensuite, W/I Closet, Large Window
2nd Br	2nd	3.94 m x 3.25 m (12.93 ft x 10.66 ft)	Hardwood Floor, Window, Closet
3rd Br	2nd	3.58 m x 3.15 m (11.75 ft x 10.33 ft)	Hardwood Floor, Window, Closet
Family	Lower	5.26 m x 3.43 m (17.26 ft x 11.25 ft)	Broadloom, B/I Closet
Family	Lower	5.33 m x 3 m (17.49 ft x 9.84 ft)	B/I Closet, Broadloom, W/O To Garden

## WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	2	Main
1	5	2nd
1	3	2nd

## EXTRAS

Private back garden. Right-of-way driveway leads to highly desirable two-car garage for car security. Garden suite home potential! Maurice Cody/Northern school district! Some furniture available for sale. CAC unit still under warranty.

## LEASE TO OWN ITEMS

None

## SHOWING REQUIREMENTS

Lockbox, Showing System

## LISTING CONTRACTED WITH

CHESTNUT PARK REAL ESTATE LIMITED  
416-925-9191