

	<b>23 Heather Rd</b> <b>Toronto Ontario M4G 3G2</b> Toronto C11 Leaside Toronto <b>SPIS:</b> N <b>Taxes:</b> \$8,583.47/2024 <b>DOM:</b> 0			<b>List: \$2,149,000 For: Sale</b>				
	<b>Detached</b> <b>Link:</b> N 2-Storey		<b>Front On:</b> E <b>Acre:</b>		<b>Rms:</b> 6 + 1 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x2xLower			
	<b>Lot:</b> 30 x 150 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Bayview/Airdrie							
	<b>MLS#:</b> C12096126 <b>PIN#:</b> 103920109 <b>Possession Remarks:</b> TBA							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Part Fin <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>			<b>Exterior:</b> Brick <b>Drive:</b> <b>Gar/Gar Spcs:</b> Detached / 1 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove			<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			
1	Living	Main	18.34	x 12.5	Fireplace	Bay Window	Hardwood Floor	
2	Dining	Main	11.91	x 11.52	W/O To Deck	O/Looks Living	Hardwood Floor	
3	Kitchen	Main	13.68	x 8.07	Renovated	Hardwood Floor	Window	
4	Prim Bdrm	2nd	13.09	x 12.4	Window	Closet	Hardwood Floor	
5	2nd Br	2nd	13.32	x 10.76	Window	Closet	Hardwood Floor	
6	3rd Br	2nd	11.52	x 8.83	Window	Closet	Hardwood Floor	
7	Family	Lower	20.08	x 12.4	Fireplace	Murphy Bed	Broadloom	
<b>Client Remks:</b> Charming and spacious family home on an exceptional 30x150-ft lot in prime Leaside! This beautifully maintained property offers immediate move-in appeal with incredible future potential. The main floor boasts large principal rooms with classic Art Deco mouldings, a bay window, and a wood-burning fireplace. Sunlight fills the home from front to back, creating a warm, inviting atmosphere. The dining room opens to a generous deck and a private, professionally landscaped garden ideal for entertaining or relaxing. The kitchen is efficiently laid out for easy meal prep. Upstairs, three well-proportioned bedrooms share a four-piece bath. The lower level features a large family room with a second wood-burning fireplace and a built-in Murphy bed, perfect for guests or flexible use. Detached 1-car garage + private drive with parking for three cars. Located on a quiet, much-loved street just steps to Bayview's vibrant shops, cafes, and top schools. A true gem in one of Toronto's most desirable neighbourhoods!								
<b>Extras:</b>								
<b>Listing Contracted With:</b> CHESTNUT PARK REAL ESTATE LIMITED <b>Ph:</b> 416-925-9191								