

	132 Manor Rd E Toronto Ontario M4S1R6 Toronto C10 Mount Pleasant East Toronto 115-20-L SPIS: N Taxes: \$5,202.05 / 2014	List: \$879,000 For: Sale DOM: 0
	Detached Front On: N 2-Storey Acre:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt
Lot: 25 x 123 Feet Irreg: Dir/Cross St: Mount Pleasant & Davisville		

MLS#: C3044209 Contract Date: 10/15/2014 Possession: January 15/Tba PIN#:

Kitchens: 1 Fam Rm: Y Basement: Crawl Space / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Drive: Mutual Garage: None / 0.0 Park Spaces: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Library, Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	3.68	x 4.74	Hardwood Floor Fireplace Stained Glass
2	Dining	Main	3.08	x 3.73	French Doors Plate Rail Wood Trim
3	Kitchen	Main	2.51	x 3.72	Stone Counter Track Lights Window
4	Family	Main	4.44	x 2.54	Broadloom Large Window W/O To Deck
5	Master	2nd	2.79	x 4.58	Hardwood Floor 4 Pc Bath Closet
6	2nd Br	2nd	2.81	x 3.46	Hardwood Floor Wood Trim Closet
7	3rd Br	2nd	3.12	x 3.20	Hardwood Floor Wood Trim Closet
8	Rec	Bsmt	5.35	x 3.67	4 Pc Bath Tile Floor

Client Remks: Two Storey 3 Bedroom Davisville Village Home With Lots Of Original Trim. Home Features Wood Fireplace With Marble Surround, Updated Kitchen, Renovated Finished Basement, Huge Backyard, French Doors, Solid Wood Interior Doors, Tall Wood Baseboards, Stained Glass Living Rm Side Windows. Accessible To Public Transit, Close To Schools, Parks And Yonge/Eglinton Amenities.
Extras: Included: Fridge, Cooktop, Exhaust, Oven, Built-In Dishwasher, Washer & Dryer. Broadloom Where Laid. All Elfs. Parking Spot Is Not Assigned As A Legal Spot But Current Owner Has Been Using It Since 1999 (But Does Not Warrant It).

Listing Contracted With: PRIVATE SERVICE REALTY LTD., BROKERAGE Ph: 416-588-3286