



901 Millwood Rd B
Toronto Ontario M4G 1X2
 Toronto C11 Leaside Toronto
SPIS: N **Last Status:** NEW **DOM:** 58
Other: Front On: W **Rms:** 5
Link: Acre: **Bedrooms:** 2
 2-Storey Lot: Irreg: **Washrooms:** 1
Portion for Lease: 2nd Floor 1x4
Portion Lease Comments:
Prop Mgmt:
Dir/Cross St: Millwood/Mcrae

MLS#: C9233170 **Sellers:** Mike Paspalofski **Contact After Exp:** N
Holdover: 90 **Possession:** tba
Occup: Tenant **PIN#:** **ARN#:**

Kitchens: 1	Exterior: Brick	Gas:	Phone:
Fam Rm: N	Drive: Other	Cable TV Util:	Cable Inc:
Basement: None	Gar/Gar Spcs: Other / 0	Hydro Util:	Hydro Inc:
Fireplace/Stv: N	Drive Pk Spcs: 1	Water:	Municipal
Heat: Fan Coil / Electric	Tot Pk Spcs: 1	Water Inc: Y	
A/C: None	UFFI:	Water Supply:	
Central Vac:	Pool: None	Sewers: Sewers	
Apx Age:	Park Cost/Mo:	Spec Desig: Unknown	
Apx Sqft:	Parking Inc: Y	Farm/Agr:	
POTL:	Pvt Entrance: Y	Furnished: N	
Elevator:	Lndry Acc: Ensuite	CAC Inc: Heat Inc:	
Lndry Lev:	Energy Cert:	Com Elem Inc: Y	
Retirement:	GreenPIS:	All Inclusive:	
	Prop Feat: Private Entrance		
	Interior Feat: Other		

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks:
 Welcome To Sought After South Leaside! Rare Opportunity To Lease This Newly Renovated Sun- Drenched 2-Storey Suite Featuring, 2 Bedroom, 1 Bath, Full Kitchen, Ensuite Laundry, Parking, Storage & More! New Appliances Includes: S/S Fridge, S/S Stove/Oven, Built-In Microwave And Washer/Dryer. MOST UTILITIES INCLUDED, Tenant Pays For Hydro & Internet/Cable!
Extras:
 Just Steps To The Shops On Bayview, Outstanding Retail & Grocery, Excellent Schools, New Lrt, Community Ctr, Parks, And Mere Minutes To D.V.P. And Hospital. Enjoy Over 80 Kilometers Of Walking/Biking Trails At Your Doorstep.
Inclusions:
Exclusions:
Rental Items:
Included In Lease: Common Elements,Parking,Water
Showing Requirements: Lockbox,List Brokerage
Brkage Remks:
 Pleasure To Show Anytime With 24 HRS Notice! Credit Check With Beacon Score, Rental App, Employment Letter, 3 Recent Paystubs And Copy Of Drivers Licence With Offer Email Offers To Edabdou@Rogers.Com Attach Schedule B To All Offers. If prospective tenant is shown the property by the listing agent then the listing agent will take 50% of the co-operating commission.

Lease Term: 1 Year **App Req:** Y **Emplymt Ltr:** Y **Buy Option:** N
Pymt Freq: Monthly **Dep Req:** Y **Lease Agreemt:** Y
Pymt Method: **Credit Ck:** Y **Ref Reqd:** Y

HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888 Fax:
 2145 Avenue Road Toronto M5M4B2
 EDWARD ABDOU, Salesperson 416-918-9144

Contract Date: 07/30/2024 **Condition:** **Ad:** N
Expiry Date: 10/31/2024 **Cond Expiry:** **Escape:**
Last Update: 07/31/2024 **CB Comm:** 1/2 Month's Rent **Original:** \$2,500



8 Eglinton Ave E 5212 **List: \$2,600 For: Lease**
Toronto Ontario M4P 1A6
 Toronto C03 Yonge-Eglinton Toronto
SPIS: N **Last Status: NEW** **DOM: 58**
 Condo Apt **Locker#:** **Rms: 4 + 1**
 Apartment **Locker Lev Unit:** **Bedrooms: 1 + 1**
Level: 52 **Locker Unit#:** **Washrooms: 2**
Portion for Lease: **Unit#: 12** **1x4, 1x3**
 Entire Property **Corp#: TSCC / 2726**
Portion Lease
Comments:
Dir/Cross St: Yonge/Eglinton
Prop Mgmt: First Services Residential 647-352-8810

MLS#: C9232497 **Sellers:** Samir Bishara **Contact After Exp: N**
Holdover: 90 **Possession:** tba **Occup: Tenant Status Cert:**
Bldg Name: **PIN#:** **ARN#:**

Kitchens: 1	Pets Perm: N	Balcony: Open
Fam Rm: N	Locker: Owned	Exterior: Concrete
Basement: None	Maintenance:	Gar/Gar Spcs: None / 0
Fireplace/Stv: N	A/C: Central Air	Park/Drive: None
Heat: Forced Air / Gas	Centrl Vac:	Park Type: None
Apx Age: 0-5	UFFI:	Prk/Drv Spcs: 0
Apx Sqft: 600-699	Elev/Lift:	Tot Pk Spcs: 0
Sqft Source: builder	All Incl:	Park \$/Mo:
Exposure: S	Heat Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Cable TV Incl:	Bldg Amen:
Lndry Acc: Ensuite	Bldg Ins Incl: Y	Concierge, Exercise Room, Guest Suites, Indoor
Lndry Lev:	ComElem Inc: Y	Pool, Party/Meeting Room, Recreation Room
Phys Hdp-Eqp:	Pvt Ent: N	Prop Feat:
	Furnished: N	Clear View, Hospital, Place Of Worship, Public
		Transit, School
		Interior Feat: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	Hardwood Floor Open Concept W/O To Balcony
2	Dining	Flat	0	0	Hardwood Floor Combined W/Kitchen
3	Kitchen	Flat	0	0	Hardwood Floor Centre Island Quartz Counter
4	Prim Bdrm	Flat	0	0	Hardwood Floor 3 Pc Ensuite W/O To Balcony
5	Den	Flat	0	0	Hardwood Floor

Client Remks:
 Prestigious E-Condos. One Bed + Den, 2 Bath 620Sf +102 Sf Balcony With Floor To Ceiling Windows & Magnificent Unobstructed South Views. 9' Ceilings, Upgraded Flooring & High End Finishes Including Modern Kitchen With Quartz Countertops & Backsplash, Custom Blinds, Sleek B/I Appliances & Centre Island. Open Concept Living In The Heart Of Midtown With Direct Access To Ttc & Steps To Shopping Center*Theatre*Restaurants*Banks, Entertainment & More!

Extras:
Inclusions:
Exclusions:
Rental Items:
Included In Lease: Common Elements, Building Insurance
Showing Requirements: List Brokerage
Brkage Remks:
 Pleasure & Easy To Show Anytime! Aaa Tenant Only, Attach Sch B To Offer By Email To clientcare@edabdou.com W/Rental App, Photo Id, Employment Letter/Pay Stubs, Full Credit Report & Refs. 1 Bus Day Irrev. \$300 Key Dep. No Pets & Non-Smoker.
Lease Term: 1 Year **App Req:** Y **Emplymt Ltr:** Y **Buy Option:** N
Pymt Freq: Monthly **Dep Req:** Y **Lease Agreemt:** Y
Pymt Method: Cheque **Ref Reqd:** Y **Credit Ck:** Y

HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888 Fax:
 2145 Avenue Road Toronto M5M4B2
 EDWARD ABDOU, Salesperson 416-918-9144
Contract Date: 07/30/2024 **Condition:** **Ad:** N
Expiry Date: 10/31/2024 **Cond Expiry:** **Escape:**
Last Update: 07/30/2024 **CB Comm:** 1/2 Month + H.S.T. **Original:** \$2,600



99 Harbour Sq 2506 **List: \$3,100 For: Lease**
Toronto Ontario M5J 2H2
 Toronto C01 Waterfront Communities C1 Toronto
SPIS: N **Last Status: PC** **DOM: 44**
 Condo Apt **Locker#:** **Rms: 4**
 Multi-Level **Locker Lev Unit:** **Bedrooms: 1**
Level: 25 **Locker Unit#:** **Washrooms: 1**
Portion for Lease: **Unit#: 6** 1x4xFlat
 Entire Property **Corp#: MTCC / 949**
Portion Lease
Comments:
Dir/Cross St: York Street/Queens Quay
Prop Mgmt: Del Property Management 416-203-2004

MLS#: C9254323 **Sellers:** Atef Salama & Maroulla Salama **Contact After Exp: N**
Holdover: 90 **Possession Date:** 08/15/2024 **Possession:** Immediate **Occup: Vacant Status Cert:**
Bldg Name: **PIN#:** **ARN#:**

Kitchens: 1	Pets Perm: N	Balcony: None
Fam Rm: N	Locker: Exclusive	Exterior: Concrete
Basement: None	Maintenance:	Gar/Gar Spcs: Underground / 1
Fireplace/Stv: N	A/C: Central Air	Park/Drive: Underground
Heat: Forced Air / Gas	Centrl Vac:	Park Type: Owned
Apx Age:	UFFI:	Prk/Drv Spcs: 1
Apx Sqft: 800-899	Elev/Lift:	Tot Pk Spcs: 1
Sqft Source: MPAC	All Incl: Y	Park \$/Mo:
Exposure: Se	Heat Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Cable TV Incl:	Bldg Amen:
Lndry Acc: Ensuite	Bldg Ins Incl:	Concierge, Exercise Room, Indoor Pool, Outdoor Pool, Rooftop Deck/Garden, Visitor Parking
Lndry Lev: Main	ComElem Inc:	Prop Feat:
Phys Hdp-Eqp:	Pvt Ent: N	Lake/Pond, Public Transit, Waterfront
Water View: Direct	Furnished: N	Interior Feat: Other

Water View: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	20.44	x 13.68	Granite Floor Combined W/Dining Overlook Water
2	Dining	Flat	20.44	x 13.68	Granite Floor Combined W/Living Open Concept
3	Prim Bdrm	Flat	20.44	x 13.68	Granite Floor Overlook Water Pantry
4	Kitchen	Flat	16.08	x 11.29	4 Pc Ensuite His/Hers Closets Overlook Water
5	Laundry	Flat	7.38	x 2.89	Separate Rm Pantry

Client Remks:
 Spacious Suite With Breathtaking & Unobstructed Lake Views In Prime Harbourfront! 805Sf Of Luxurious Living In An Exclusive And Well Maintained Bldg. Generous Kitchen With Breakfast Bar, New Stove, New Dishwasher & Pantry. Spacious Living Rm With Floor-To-Ceiling Windows! All Inclusive With 1 Parking, Storage, All Util, Cable Tv, Fiberoptic Internet. Free Shuttle Bus With Routes Around Downtown Core, Transit & Gardiner. Easy Access To PATH, Harbourfront Centre, CN Tower, Financial District, Ripley's Aquarium, Rogers Centre, Scotiabank Arena, Starbucks, Shopping, Restaurants, and Union Station.*No Pet Bldg**.

Extras:
 Million \$ Facilities Wit Restaurant (W/Room Service), Gym, Billiard + Table Tennis, 24 Hr Concierge & Private Shuttle Around Dt. Walking Distance To Union Stn, Ttc, Up Express, Groceries, Scotiabank Arena, Rogers Centre.

Inclusions:
Exclusions:
Rental Items:
Included In Lease: Parking,Water,All Inclusive
Showing Requirements: List Brokerage
Brkage Remks:
 Pleasure 7 Easy To Show Anytime! Offer By Email With One Bus. Day Irrevoc. Attach Sch A & B, Residential Tenancy Agreement, Rental Application, Photo I.D., Credit Report, Employment Letter, Names & Contact #s Of 2 Refs W/Offer. Deposit By Bank Draft Or Wire Transfer Tenant Insurance With \$2M Liability & \$300 Key Dep Required.

Lease Term: 1 Year **App Req:** Y **Emplymt Ltr:** Y **Buy Option:** N
Pymt Freq: Monthly **Dep Req:** Y **Lease Agreemt:** Y
Pymt Method: **Ref Req:** Y **Credit Ck:** Y

HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888 **Fax:**
 2145 Avenue Road Toronto M5M4B2
EDWARD ABDOU, Salesperson 416-918-9144
Appt: 416-441-2888
Contract Date: 08/13/2024 **Condition:** **Ad:** Y
Expiry Date: 11/30/2024 **Cond Expiry:** **Escape:**

Last Update: 08/30/2024

CB Comm: 1/2 Month Rent + HST With Thanks!

Original: \$3,300



195 Bonis Ave 1604 **List: \$2,900 For:** Lease
Toronto Ontario M1T 0A5
 Toronto E05 Tam O'Shanter-Sullivan Toronto
SPIS: N **Last Status:** NEW **DOM:** 0
Condo Apt **Locker#:** **Rms:** 5
Apartment **Locker Lev Unit:** **Bedrooms:** 2
Level: 14 **Locker Unit#:** **Washrooms:** 2
Portion for Lease: **Unit#:** 4 1x4xMain, 1x3xMain
 Entire Property **Corp#:** TSCC / 2651
Portion Lease
Comments:
Dir/Cross St: Kennedy/Sheppard Ave
Prop Mgmt: Crossbridge Condominium Services

MLS#: E9369439 **Sellers:** Saro Khatchadourian & Louiz Gabrielian **Contact After Exp:** N
Holdover: 60 **Possession:** Tba **Occup:** Vacant **Status Cert:**
Bldg Name: **PIN#:** 765510191 **ARN#:** 190406574006689

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Exterior: Concrete
Basement: None	Maintenance:	Gar/Gar Spcs: Underground / 1
Fireplace/Stv: N	A/C: Central Air	Park/Drive: Underground
Heat: Forced Air / Gas	Centrl Vac:	Park Type: Owned
Apx Age:	UFFI:	Prk/Drv Spcs: 1
Apx Sqft: 700-799	Elev/Lift:	Tot Pk Spcs: 1
Sqft Source: Previous mls	All Incl:	Park \$/Mo:
Exposure: N	Heat Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Cable TV Incl:	Bldg Amen:
Lndry Acc: In-Suite Laundry	Bldg Ins Incl:	Concierge, Guest Suites, Gym, Party/Meeting
Lndry Lev:	ComElem Inc: Y	Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdp-Eqp:	Pvt Ent: Y	Prop Feat:
	Furnished: N	Pets Allowed with Restrictions, Private Entrance
		Interior Feat: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.24	x 13.91	Laminate Combined W/Dining W/O To Balcony
2	Dining	Main	10.24	x 13.91	Laminate Combined W/Kitchen Open Concept
3	Kitchen	Main	6.66	x 10.17	Laminate Stainless Steel Appl Centre Island
4	Prim Bdrm	Main	9.91	x 10.07	Laminate 4 Pc Ensuite Overlook Golf Course
5	2nd Br	Main	8.5	x 10.93	Laminate Large Closet Nw View

Client Remks:
 The Perfect 2 Bedroom End-Unit Apartment With an Unobstructed View. 3 Side View Overlooking The Golf Course, Open Concept Kitchen W/S Appliances + Centre Island + Quartz Counters & Backsplash. Primary Bedroom W/4Pc Ensuite & Closet. 9FT Ceilings. Spacious Living Rm With Floor-To-Ceiling Windows. Close To Transit, Parks, Schools & More! In the Heart of Agincourt at Sheppard and Kennedy, Just Steps Away From TTC, Library, Schools, Restaurants, Shopping and mere minutes to 401/404. Amenities Include 24 hrs. Concierge, Party Room, Guest Suite, Exercise Room, Indoor Pool, Sauna, Rooftop Garden, and More!

Extras:
Inclusions:
Exclusions:
Rental Items:
Included In Lease: Parking, Common Elements
Showing Requirements: Lockbox
Brkage Remks:
 Pleasure & Easy To Show Anytime! Offer By Email With One Bus. Day Irrevoc. Attach Sch B and B2, Residential Tenancy Agreement, Rental Application, Photo I.D., Credit Report, Employment Letter, Names & Contact #s Of 2 Refs W/Offer. Deposit By Bank Draft Or Wire Transfer Tenant Insurance With \$2M Liability & \$300 Key Dep Required.

Lease Term: 1 Year	App Req: Y	Emplymt Ltr: Y	Buy Option: N
Pytm Freq: Monthly	Dep Req: Y	Lease Agreemt: Y	
Pytm Method:	Ref Reqd: Y	Credit Ck: Y	

HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888 Fax:
 2145 Avenue Road Toronto M5M4B2
 EDWARD ABDOU, Salesperson 416-918-9144
Appt: 416-441-2888
Contract Date: 09/26/2024 **Condition:** **Ad:** Y
Expiry Date: 12/31/2024 **Cond Expiry:** **Escape:**
Last Update: 09/26/2024 **CB Comm:** 1/2 Month's Rent +HST **Original:** \$2,900



7B Bracebridge Ave
Toronto Ontario M4C 2X6
 Toronto E03 Woodbine-Lumsden Toronto
Taxes: /2024 **SPIS: N** **Last Status: NEW**
 Part 2 Lot 311 Plan 66R-32903 **DOM: 16**

Detached **Front On: S** **Rms: 9 + 4**
Link: N **Acre: 25.03 x 100.13 Feet** **Bedrooms: 4 + 1**
 2-Storey **Washrooms: 5**
Irreg: 1x5, 1x4, 2x3, 1x2
Dir/Cross St: O'Connor/Woodbine

MLS#: E9309600 **Sellers: TAYLOR CREEK HOMES CORP.** **Contact After Exp: N**
Open House: Saturday, September 28 2024 **From: 2:00 PM** **To: 4:00 PM** **Opn Hse Note:**
Holdover: 90 **Possession Date: 10/11/2024** **Possession Remarks: 30/60/tba** **Occup: Vacant**
PIN#: 104341160 **ARN#:**

Kitchens: 2 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: New Apx Sqft: Assessment: POTL: Elevator/Lift: Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick Front / Stucco/Plaster Drive: Private Gar/Gar Pk Spcs: Attached / 1 Drive Pk Spcs: 2 Tot Pk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove HST Applicable to Included Sale Price: Interior Feat: In-Law Suite, Separate Heating Controls, ERV/HRV, Auto Garage Door Remote, Carpet Free Security Feat: Smoke Detector Roof: Other, Asphalt Rolled, Membrane Foundation: Poured Concrete	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	In Betwn	19.26	x 12.5	Hardwood Floor	Window Flr to Ceil	Combined W/Dining
2	Dining	In Betwn	19.26	x 12.5	Hardwood Floor	Open Concept	O/Looks Family
3	Kitchen	Main	17.59	x 14.57	Eat-In Kitchen	Centre Island	Breakfast Bar
4	Family	Main	17.59	x 13.32	Fireplace	O/Looks Garden	W/O To Deck
5	Prim Bdrm	2nd	14.57	x 12.6	5 Pc Ensuite	His/Hers Closets	O/Looks Garden
6	2nd Br	2nd	12.07	x 9.68	4 Pc Ensuite	Hardwood Floor	Window Flr to Ceil
7	3rd Br	2nd	10.6	x 8.99	Semi Ensuite	Hardwood Floor	Window Flr to Ceil
8	4th Br	2nd	10.6	x 8.5	Semi Ensuite	Hardwood Floor	Large Closet
9	Living	Lower	22.18	x 7.84	Heated Floor	Open Concept	Combined W/Kitchen
10	Kitchen	Lower	22.18	x 8.76	Heated Floor	Breakfast Bar	Stainless Steel Appl
11	5th Br	Lower	12.66	x 8.33	Heated Floor	Large Window	Large Closet

Client Remks: Brand New Spectacular Architect Designed Modern Masterpiece. This Stunning Sun-Drenched Custom-Built Fully Detached Home Is Meticulously Designed With Bespoke Interiors, Attention To Detail & An Unwavering Commitment to Quality Craftsmanship. With Over 2968 SF Of Sprawling Open Concept Interior Living Space Brilliantly Interconnected, This 4+1 Bed 5 Bath Home With Separate Legal Lower Level Apartment Suite Boasts Soaring Ceilings, Floor To Ceiling Windows, High-End Engineered Hardwood, Airy Foyer, Light Filled Central Atria W/Floating Wood & Glass Staircase, 3 Skylights, Chef Inspired Eat-In Kitchen With An Over-Sized Waterfall Island W/Breakfast Bar, Quartz Countertops And Backsplash, Integrated Bosch Appliances With Gas Cooktop, Generous Family Room With Napoleon Fireplace & Walk-Out To Deck & Backyard, Main Floor Powder Room, Direct Access To House From Garage & Professional Landscaping With Interlock Driveway. Retreat Upstairs To A Primary Suite Featuring 5-Pc Spa-Like Bath, Custom Built-In Cabinetry, Second Bedroom With 3-Pc Ensuite, 3rd & 4th Bedrooms With Semi Ensuite & Second Floor Laundry Room! Legal Lower Level 1 Bedroom Apartment/In-Law Suite With Private Entrance Allows For Convenient Multi-Generational Living Or Potential Rental Income And Features Kitchen, 3-Pc Bath, Separate Laundry, Soundproof Ceilings, Radiant Floor Heating & HVAC System For Autonomous Temperature Control. Vibrant East-End Location Very Walkable & A Cyclists' Paradise Mere Steps To Great Schools, Parks, Taylor Creek Trail, Transit, Restaurants, Retail & Just Mins To DVP, Woodbine Beach And Downtown.

Extras: Private Drive With Full Height Garage, Legal Lower Level Unit, Ring Security System With Cameras, 200 AMP Service, CAT 6 Cable Throughout, HRV Unit,

Inclusions: Bosch DW, Fridge, Gas Cooktop, Oven, Microwave, 2 Washers, 2 Dryers, All Elfs, Existing Window Coverings, GDO & Remotes

Exclusions:

Rental Items: Hot Water Tank

Showing Requirements: Lockbox

Brkage Remks: Show Your Most Discerning Clients! A Pleasure & Easy To Show Anytime!. Offers Anytime with 24 Hr Irrev!. Pls Incl Min 5% Cert'd Dep, 801, Shed B & B2. Email Offers To edabdou@rogers.com. Thank You For Showing!

HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888 **Fax:**

2145 Avenue Road Toronto M5M4B2

EDWARD ABDOU, Salesperson 416-918-9144

Contract Date: 09/10/2024

Condition: Appt: 416-441-2888

Ad: Y

Expiry Date: 12/31/2024

Cond Expiry:

Escape:

Last Update: 09/10/2024

CB Comm: 2.5% + HST With Thanks!

Original: \$2,250,000



62 Prince Edward Blvd
Markham Ontario L3T 7E9
 Markham Thornlea York
Taxes: \$11,206.78/2024 **SPIS:** N **Last Status:** NEW
 PCL 61-1, SEC 65M2063 ; LT 61, PL 65M2063 ; **DOM: 17**
 MARKHAM

Detached **Front On: W** **Rms:** 11 + 6
Link: N **Acre:** **Bedrooms:** 4 + 1
 2-Storey 59.12 x 176.5 Feet **Washrooms:** 5
Irreg: 2x5, 2x3, 1x2
 : 176.50 ft x 59.45 x 170.27 x
 59.12 ft
Dir/Cross St: Bayview/Green Lane

MLS#: N9308114 **Sellers:** Sara Banyasz **Contact After Exp:** N
Open House: Sunday, September 29 2024 **From:** 2:00 PM **To:** 4:00 PM **Opn Hse Note:**
Holdover: 90 **Possession Date:** 10/18/2024 **Possession Remarks:** 30/60 **Occup:** Vacant
PIN#: 030290691 **ARN#:** 193602011231204

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private Double	Cable TV:
Basement: Fin W/O	Gar/Gar Pk Spcs: Attached / 2	Hydro:
Fireplace/Stv: Y	Drive Pk Spcs: 4	Gas:
Heat: Forced Air / Gas	Tot Pk Spcs: 6	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Retirement:
Elevator/Lift:	Family Room, Fireplace/Stove,	Oth Struct:
Laundry Lev:	Grnbelt/Conserv, Park, Place Of Worship,	Lot Shape: Irregular
Phys Hdcp-Eqp:	Ravine, School, Wooded/Treed	
	HST Applicable to Included	
	Sale Price:	
	Interior Feat: Carpet Free	
	Security Feat: Smoke Detector	
	Roof: Asphalt Shingle	
	Foundation: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.34	x 12.07	Hardwood Floor	Large Window	O/Looks Frontyard
2	Dining	Main	17.16	x 13.16	Hardwood Floor	Formal Rm	
3	Kitchen	Main	20.41	x 19.16	Eat-In Kitchen	Centre Island	W/O To Terrace
4	Family	Main	16.08	x 15.09	Hardwood Floor	Fireplace	Elevator
5	Study	Main	16.08	x 10.24	Large Window		
6	Prim Bdrm	2nd	23.82	x 16.24	5 Pc Ensuite	His/Hers Closets	W/O To Balcony
7	2nd Br	2nd	16.34	x 14.67	3 Pc Ensuite	W/I Closet	B/I Desk
8	3rd Br	2nd	16.34	x 11.09	Hardwood Floor	Large Window	O/Looks Frontyard
9	4th Br	2nd	14.34	x 12.17	Hardwood Floor	Large Window	O/Looks Garden
10	Laundry	2nd	14.5	x 7.68	B/I Closet	Laundry Sink	
11	Rec	Lower	42.16	x 15.68	Walk-Out	Elevator	
12	5th Br	Lower	14.07	x 13.32	3 Pc Bath	Large Closet	

Client Remks: Rarely Offered, Original Owner Custom Built Stunning Executive Home On Majestic Wooded Ravine Lot On The Most Prestigious Street In Thornlea Estates! This Magnificently Designed Home A With Soaring Double Height Foyer Boasts 4268 SF + An Additional 2160 Sf Finished Lower Level With Walk-Out. This Builder's Own Home Features Abundance Of Natural Light, An Elevator, Sprawling Gourmet Chef's Kitchen With Floor-To-Ceiling Windows, Quartz Countertops & Backsplash, SS Appliances, High Gloss Cabinetry, Custom Pantry, Center Island & Spacious Breakfast Area With W/O To An Extensive Terrace That Overlooks A Serene West-Facing Backyard Which Is Nestled Against The Tranquil & Private Backdrop Of A Lush Ravine. Additional Highlights Include A Formal Living Room, A Spacious Formal Dining Room, Study & Main Floor Family Room Enhanced With A Fireplace And Floor-To-Ceiling West Facing Windows Overlooking The Terrace, Garden & Ravine. Retreat Upstairs To Spacious Primary Bedroom With 5-Pc Spa Like Ensuite, Elevator, His/Her Closets & Walk-Out To Balcony Over-Looking Backyard & Ravine. Fully Finished Lower Level With Spacious Rec Room, Media Room W/Fireplace, 5th Bedroom, 3 Pc Bathroom And A Walk-Out To A Stunning Backyard Oasis Overlooking Gorgeous Ravine! Top Tier School District Including Bayview Glen P3, Thornless Ss & St. Roberts Cs Ranked Best High School In York Region! Excellent Location At Leslie/Green Ln With Easy Access To Retail, Restaurants, Library, Community Centres, Parks, Public Transit & Mere Mins To 404/407 & Hwy 7. Extras Include Spacious Second Floor Laundry, Skylight, No Sidewalk, Elevator To All Floors, Direct Garage Garage Entry Into The Home & Professional Landscaping!

Extras: First Time Offered For Sale! This Spectacular Home Situated On A Rare Deep Lot That Offers Useable Table Land In The Backyard Which Backs Onto A Ravine. Marvellous Opportunity To Live On One OF The Most Coveted Streets In Thornlea.

Inclusions:

Exclusions:

Rental Items: Hot Water Tank If Rental

Showing Requirements: Lockbox

Brkage Remks: A Pleasure & Easy To Show Anytime!. Offers Anytime! Pls Incl Min 5% Cert'd Dep, 801, Shed B & B2. Email Offers To edabdou@rogers.com. Thank You For Showing! Home Inspection Available Upon Request. Thank You For Showing

HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888 **Fax:**

2145 Avenue Road Toronto M5M4B2

EDWARD ABDOU, Salesperson 416-918-9144

Contract Date: 09/09/2024

Condition:

Ad: Y

Expiry Date: 12/31/2024

Cond Expiry:

Escape:

Last Update: 09/09/2024

CB Comm: 2.5% + HST With Thanks!

Original: \$2,995,000



810 Queen St E 2nd Fl
Toronto Ontario M4M 1H7
 Toronto E01 South Riverdale Toronto
SPIS: N **For:** Lease
Taxes: \$19,623.72/2024/T.M.I. **Last Status:** PC
Legal: **DOM:** 139
Prop Mgmt: Tabule Realco Inc
Office: **Occup:** Tenant **Lse Term Mnths:** 24/120
Office: **Freestanding:** Y **SPIS:** N **Holdover:** 120
Com Cndo Fee: **Franchise:**
Dir/Cross St: Queen/Logan

MLS#: E8327590 **Sellers:** Tabule Realco Inc. **Contact After Exp:** N
Possession Date: 08/01/2024 **Possession Remarks:** August 1
PIN#: **ARN#:**

Total Area: 1318 Sq Ft	Survey:	Soil Test:
Ofc/Apt Area: 1318	Lot/Bldg/Unit/Dim:	Out Storage:
Indust Area:	26.61 x 100.14 Feet Lot	Rail:
Retail Area:	Lot Irreg:	Crane:
Apx Age:	Bay Size:	Basement:
Volts:	%Bldg:	Elevator: None
Amps:	Washrooms: 0	UFFI:
Zoning: CR2.5(c2;r2*2294)	Water: Municipal	Assessment:
Truck Level:	Water Supply:	Chattels:
Grade Level:	Sewers:	LLBO:
Drive-In:	A/C: Y	Days Open:
Double Man:	Utilities: Y	Hours Open:
Clear Height:	Garage Type: None	Employees:
Sprinklers: Y	Park Spaces: #Trl Spc:	Seats:
Heat: Gas Forced Air Open	Energy Cert:	Area Infl: Major Highway
Phys Hdcp-Eqp:	Cert Level:	Public Transit:
	GreenPIS:	

Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
		EstValueInv At Cost:
		Com Area Upcharge:
		% Rent:

Client Remks: Discover An Exceptional Leasing Opportunity In The Heart Of Leslieville! Situated On The Second Level, This Prime Office Space Boasts 1318 SF featuring 4 Offices, A Large Reception Area, A Kitchen, 2 4-Pc Bathrooms And A Private Terrace All Of Which Offers A Versatile Environment That's Perfectly Suited For A Range Of Professionals, From Medical Practitioners To Lawyers, Accountants And Architects. With Its Prime Location, This Space Not Only Provides A Prestigious Address But Also Ensures Ease Of Access For Both Staff And Clients, Making It An Ideal Setting For Businesses Looking To Establish Or Expand Their Presence In A Vibrant Community

Extras: TMI Includes Portion Of Taxes, Building Insurance & Maintenance (Including Servicing Of HVAC Unit). Tenant Responsible For Hydro & Gas

Inclusions:
Exclusions:
Rental Items:
Showing Requirements: Go Direct
Brkage Remks: Please Allow Min 24 Hrs Notice For Showings. All Offer To be Presented On Landlord's Standard Form Of Offer. Please Email Offers To edabdou@rogers.com. Offers To Have First Month/Last Month Plus 1 Month Security Deposit.

HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888 **Fax:**
 2145 Avenue Road Toronto M5M4B2
 EDWARD ABDOU, Salesperson 416-918-9144
Contract Date: 05/10/2024 **Condition:** **Ad:** Y
Expiry Date: 10/31/2024 **Cond Expiry:** **Escape:**
Last Update: 06/04/2024 **CB Comm:** 4.0% Net Yr 1, 1.5% Net Each Yr After **Original:** \$5,000