491 Willard Avenue

MAIN LEVEL			
Living Room	5.35 x 3.30m	17.55' x 10.82'	Hardwood FloorsGas Fireplace with Brick Surround
Dining Room	4.45 x 3.30m	14.60' x 10.82'	Hardwood FloorsSeparate Area
Kitchen	4.75 x 2.40m	15.58'x 7.87'	 ➢ Renovated ➢ Caesar Stone Counters ➢ Centre Island ➢ Mosaic Backsplash ➢ Pot Lights ➢ Open Concept
Sunroom	2.13 x 1.82m	7'0" x 6'0"	Tile FloorWalk-Out to Yard
Powder Room			> 2-Piece
SECOND LEVEL			
2 nd Bedroom	4.72 x 2.75	15.48' x 9.02'	Hardwood FloorsClosetWindow
3 rd Bedroom	3.76 x 2.75	12.33' x 9.02'	Hardwood FloorsClosetWindow
4 th Bedroom	2.85 x 2.85	9.35' x 9.35'	Hardwood FloorsWindowDraperies
5 th Bedroom	3.04 x 2.90	9.97' x 9.51'	Hardwood FloorsClosetWindow
Washroom			> 4-Piece

THIRD LEVEL

Master Bedroom 5.70 x 4.80m 18.70' x 15.74' ➤ Broadloom

> Skylight

> Fujitsu Air Conditioner

Master Ensuite > 3-Piece

LOWER LEVEL > Laundry Room

> Unfinished

ADDITIONAL HIGHLIGHTS

Includes: > Bertazzoni Gas Stove

> Exhaust Fan

> LG Stainless Steel Refrigerator

> Blomberg Stainless Steel Dishwasher

Whirlpool Washer and Dryer

Electric Light FixturesWindow Coverings

> Broadloom Where Laid

> Three Fujitsu Air Conditioners

Hot Water Tank (Rental)

Exclusions: > Living Room and Dining Room Chandeliers

> Master Bedroom Chandelier

Dining Room Curtains

Legal Description: > Plan 874 Block D N Part Lot 23

> Lot Size 25' x 114.17'

Garage: > Detached Single Garage

Parking: > Rear Pad Parking for One Vehicle

Drive: > Lane

Taxes: ➤ \$5,641.38 Per Annum (2016)

Possession: > December 1, 2016/To Be Arranged

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.





491 WILLARD AVENUE

Runnymede Junior and Senior Public School

(Grades JK-08) 357 Runnymede Rd, Toronto, ON, M6S2Y7 (416) 393-9055

Humberside Collegiate Institute

(Grades 09–12) 280 Quebec Ave, Toronto, ON, M6P2V3 (416) 393-8122

Western Technical-Commercial School

(Grades 09–12) 125 Evelyn Cres, Toronto, ON, M6P3E3 (416) 393-0500