

# 77 Wells Hill Avenue

## MAIN LEVEL

Living Room	6.70 x 4.11m	22'0" x 13'6"	<ul style="list-style-type: none"><li>➤ Hardwood Floors</li><li>➤ Fireplace</li><li>➤ Bay Window</li><li>➤ Bookshelves</li></ul>
Dining Room	4.26 x 3.35m	14'0" x 11'0"	<ul style="list-style-type: none"><li>➤ Inlaid Hardwood Floors</li><li>➤ Combined with Kitchen</li></ul>
Kitchen	4.87 x 2.89m	16'0" x 9'6"	<ul style="list-style-type: none"><li>➤ Tile Flooring</li><li>➤ Open Kitchen</li><li>➤ Eat-In Kitchen</li><li>➤ Pantry</li></ul>
Family Room	4.57 x 2.89m	15'0" x 12'0"	<ul style="list-style-type: none"><li>➤ Hardwood Floors</li><li>➤ Leaded Glass Windows</li><li>➤ Beamed Ceiling</li><li>➤ Track Lighting</li><li>➤ Original Dining Room</li></ul>
Powder Room			<ul style="list-style-type: none"><li>➤ 2-Piece Powder Room</li></ul>

## SECOND LEVEL

Master Bedroom	5.18 x 3.35m	17'0" x 11'0"	<ul style="list-style-type: none"><li>➤ Broadloom</li><li>➤ Combined with Sunroom</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>➤ 4-Piece Ensuite</li><li>➤ Jacuzzi</li><li>➤ Stall Shower</li></ul>
Master Sunroom	4.87 x 2.74m	16'0" x 9'0"	<ul style="list-style-type: none"><li>➤ Hardwood Floors</li><li>➤ Combined with Master Bedroom</li></ul>

<b>2<sup>nd</sup> Bedroom</b>	<b>5.18 x 3.04m</b>	<b>17'0" x 10'0"</b>	<ul style="list-style-type: none"> <li>➤ <b>Hardwood Floors</b></li> <li>➤ <b>Closet</b></li> </ul>
<b>3<sup>rd</sup> Bedroom</b>	<b>4.11 x 3.35m</b>	<b>13'6" x 11'0"</b>	<ul style="list-style-type: none"> <li>➤ <b>Hardwood Floors</b></li> <li>➤ <b>Closet</b></li> </ul>
<b>Washroom/Laundry Room</b>			<ul style="list-style-type: none"> <li>➤ <b>4-Piece Washroom</b></li> <li>➤ <b>Combined with Laundry Room</b></li> </ul>

**THIRD LEVEL**

<b>4<sup>th</sup> Bedroom</b>	<b>4.57 x 3.04m</b>	<b>15'0" x 10'0"</b>	<ul style="list-style-type: none"> <li>➤ <b>Broadloom</b></li> <li>➤ <b>Walk-In Clothes Closet</b></li> </ul>
<b>Washroom</b>			<ul style="list-style-type: none"> <li>➤ <b>3-Piece Ensuite</b></li> <li>➤ <b>Renovated</b></li> </ul>

**LOWER LEVEL**

<b>Recreation Room</b>	<b>6.40 x 5.18m</b>	<b>21'0" x 17'0"</b>	<ul style="list-style-type: none"> <li>➤ <b>Linoleum Floor</b></li> </ul>
<b>Washroom</b>			<ul style="list-style-type: none"> <li>➤ <b>4-Piece</b></li> </ul>

## ADDITIONAL HIGHLIGHTS

**Includes:**

- LG Stainless Steel Refrigerator
- GE Profile Stainless Steel Stove
- Miele Stainless Steel Dishwasher
- Maytag Washer and Dryer
- Broadloom Where Laid
- Window Coverings
- Electric Light Fixtures
- Basement Refrigerator
- Basement Freezer
- Hot Water Tank (Rental)

**Exclusions:**

- Panasonic TV on Wall in Den (Dining Room)

**Improvements:**

- Mud Room (2006)
- Furnace (Approximately 8 Years)
- Roof (Approximately 8-10 Years)

**Legal Description:**

- Plan 1282N, Part Lot 22
- Lot Size 30' x 161.42'

**Garage:**

- Detached Double Garage

**Drive:**

- Mutual Drive

**Taxes:**

- \$9,466.51 Per Annum (2016)

**Possession:**

- 90 Days/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.

## **77 WELLS HILL AVENUE**

### **Hillcrest Community School**

(Grades JK–06)  
44 Hilton Ave, Toronto, ON, M5R3E6  
(416) 393-9700

### **Winona Drive Senior Public School**

(Grades 07–08)  
101 Winona Dr, Toronto, ON, M6G3S8  
(416) 393-1680

### **Oakwood Collegiate Institute**

(Grades 09–12)  
991 St Clair Ave W, Toronto, ON, M6E1A3  
(416) 393-1780

### **Central Technical School**

(Grades 09–12)  
725 Bathurst St, Toronto, ON, M5S2R5  
(416) 393-0060

### **Northern Secondary School**

(Grades 09–12)  
851 Mount Pleasant Rd, Toronto, ON, M4P2L5  
(416) 393-0270

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