

# 153 Milverton Boulevard

## Main Floor

Living Room	3.58 x 2.74m	11'7" x 9'	<ul style="list-style-type: none"><li>➤ Open Concept</li><li>➤ Hardwood Floors</li></ul>
Dining Room	4.20 x 3.15m	13'8" x 10'3"	<ul style="list-style-type: none"><li>➤ Combined with Living Area</li><li>➤ Hardwood Floors</li></ul>
Kitchen	3.96 x 3.35m	13' x 11'	<ul style="list-style-type: none"><li>➤ Eat-in Area</li><li>➤ Hardwood Floors</li><li>➤ Walk-Out to Garden</li></ul>

## Second Floor

Master Bedroom	4.19 x 3.36m	13'7" x 11'	<ul style="list-style-type: none"><li>➤ Closet</li><li>➤ Hardwood Floors</li><li>➤ Window Blinds and Draperies</li><li>➤ Ceiling Fan</li></ul>
Second Bedroom	3.81 x 2.64m	12'5" x 8'6"	<ul style="list-style-type: none"><li>➤ Closet</li><li>➤ Hardwood Floors</li><li>➤ Window Blinds</li><li>➤ Ceiling Fan</li></ul>
Third Bedroom	3.36 x 3.50m	11' x 11'5"	<ul style="list-style-type: none"><li>➤ Closet</li><li>➤ Hardwood Floors</li><li>➤ Window Blinds</li><li>➤ Ceiling Fan</li></ul>
Washroom			<ul style="list-style-type: none"><li>➤ 4-Piece</li></ul>

## Basement

Recreation Room	3.97 x 3.83m	13' x 12'6"	<ul style="list-style-type: none"><li>➤ Broadloom</li><li>➤ Pot Lights</li></ul>
Washroom			<ul style="list-style-type: none"><li>➤ 3-Piece</li></ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>➤ Kenmore Refrigerator</li><li>➤ Stove</li><li>➤ Microwave</li><li>➤ Kenmore Dishwasher</li><li>➤ Maytag Washer</li><li>➤ GE Dryer</li><li>➤ Window Coverings</li><li>➤ Electric Light Fixtures and Ceiling Fans</li><li>➤ Broadloom Where Laid</li><li>➤ Electric Air Cleaner</li><li>➤ Hot Water Tank (Owned)</li></ul>
Lot Size	➤ 17.75 x 115 Feet
Legal Description	➤ Pt Lt 297 Pl 551E Toronto as in CA578192; S/T & T/W CA578192; Toronto, City of Toronto
Taxes	➤ \$            per Annum (2016)
Heating/Cooling	<ul style="list-style-type: none"><li>➤ Forced Air Gas</li><li>➤ Central Air Conditioning</li></ul>
Drive/Parking	<ul style="list-style-type: none"><li>➤ Mutual Drive</li><li>➤ Permit Street Parking Available</li></ul>
Possession	➤ August or to be Arranged

## Public Schools

<b>Wilkinson Junior Public School</b> 53 Donlands Ave, Toronto, ON M4J 3N7	<b>(416) 393-9575</b>	<b>Gr. JK-06</b>
<b>Earl Grey Senior Public School</b> 100 Strathcona Ave, Toronto, ON M4J 1G8	<b>(416) 393-9545</b>	<b>Gr. 7-8</b>
<b>Riverdale Collegiate Institute*</b> 1094 Gerrard St E, Toronto, ON M4M 2A1	<b>(416) 393-9820</b>	<b>Gr. 9-12</b>

*\*Special restrictions -please contact the school directly.*

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.