

257 Howland Avenue

Main Floor

Living Room	3.96 x 2.97m	13' x 9'9"	<ul style="list-style-type: none">➤ Fireplace (not used)➤ Hardwood Floors➤ Shutters➤ Pot Lights
Dining Room	4.88 x 3.28m	16' x 10'9"	<ul style="list-style-type: none">➤ Open Concept➤ Hardwood Floors➤ Shutters➤ Pot Lights
Kitchen	4.32 x 2.95m	14'2" x 9'8"	<ul style="list-style-type: none">➤ Renovated (2012)➤ Slate Floor➤ Granite Counter-Tops➤ Tile Backsplash➤ Pot Lights➤ Exposed Brick Wall➤ Walk-Out to Garden

Second Floor

			<ul style="list-style-type: none">➤ Skylight Over Hall
Master Bedroom	4.32 x 3.61m	14'2" x 11'10"	<ul style="list-style-type: none">➤ Walk-in Closet➤ Wall of Built-ins➤ Hardwood Floors➤ Cedar Wood Ceiling➤ Ceiling Fan
Second Bedroom	4.04 x 2.54m	13'3" x 8'4"	<ul style="list-style-type: none">➤ Hardwood Floors➤ Window
Third Bedroom	3.05 x 2.49m	10' x 8'2"	<ul style="list-style-type: none">➤ Broadloom➤ Window➤ Overlooks Garden
Washroom			<ul style="list-style-type: none">➤ 4-Piece with Jacuzzi Tub

Basement

Recreation Room	3.89 x 3.66m	12'9" x 12'	<ul style="list-style-type: none">➤ Broadloom➤ Pot Lights➤ Separate Entrance –Walk-Out to Yard
Washroom			<ul style="list-style-type: none">➤ 3-Piece

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Samsung Stainless Steel Refrigerator➤ Wolf Gas Stove➤ GE Stainless Steel Microwave➤ Samsung Stainless Dishwasher➤ Stainless Steel Exhaust Fan➤ Whirlpool Washer➤ Moffat Dryer➤ Wine Refrigerator➤ Electric Light Fixtures➤ Window Coverings➤ Broadloom Where Laid➤ Ceiling Fan➤ Hot Water Tank (Rental)➤ Humidifier on Furnace
Lot Size	<ul style="list-style-type: none">➤ 16.50 x 95 Feet
Legal Description	<ul style="list-style-type: none">➤ Pt Lt 31 Blk B Pl 324 North West Annex As In CA402277 S/T & T/W CA 402277; City Of Toronto
Taxes	<ul style="list-style-type: none">➤ \$4650.70 per Annum (2016)
Parking	<ul style="list-style-type: none">➤ 1 Car Parking Via Laneway
Heating/Cooling	<ul style="list-style-type: none">➤ Forced Air Gas Heating➤ Humidifier on Furnace➤ Central Air Conditioning
Possession	<ul style="list-style-type: none">➤ October 2017 or 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.