

Welcome To
20 Cranbrooke Avenue

Main Floor

Foyer

- Coat Closet
- Hardwood Floors
- Wood Trim
- Leaded Glass Window

Living Room

19' x 12'

5.79 x 3.66m

- Wood-Burning Fireplace with Glass Doors
- Hardwood Floors
- French Doors
- Wood Trim
- Decorative Ceiling Mouldings
- Leaded Glass Windows
- Window Blinds

Dining Room

13' x 11'

3.96 x 3.35m

- Hardwood Floors
- French Doors
- Wood Trim and Plate Rail
- Walk-Out to Landscaped Perennial Garden with Fence and Sprinklers

Kitchen

13' x 8'

3.35 x 2.44m

- Plenty of Cupboard and Storage Space
- Walk-Out to Deck
- Pot Lights

Second Floor

Master Bedroom

16' x 10'

4.88 x 3.05m

- His and Hers Closets
- Mouldings
- Hardwood Floors
- Ceiling Fan
- Window Blinds

Second Bedroom

12' x 9'

3.66 x 2.74m

- Closet
- Hardwood Floors
- Ceiling Fan
- Window Blinds

Third Bedroom

12' x 12'

3.66 x 3.66m

- Closet
- Hardwood Floors
- Ceiling Fan
- Window Blinds

Washroom

- 4-Piece

Basement – Unfinished

Additional Information

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|-------------------|---|
| Inclusions | <ul style="list-style-type: none">➤ Frigidaire Refrigerator➤ GE Stove➤ Panasonic Microwave➤ McClary Dishwasher➤ Samsung Washer➤ Samsung Dryer➤ Window Coverings and Blinds➤ Electric Light Fixtures➤ Broadloom Where Laid➤ Sprinklers in Backyard➤ Mitsubishi Slim Jim Air Conditioning Unit➤ 3 Ceiling Fans➤ Armoire/Wall Unit and Shelf in 2nd Bedroom |
| Lot Size | <ul style="list-style-type: none">➤ 25 x 110 Feet as per MPAC➤ Copy of Survey Dated November 5, 1990 |
| Legal Description | <ul style="list-style-type: none">➤ Plan 1501 W1/2 Lot 481 |
| Taxes | <ul style="list-style-type: none">➤ \$5,705.05 per Annum (2017) |
| Heating/Cooling | <ul style="list-style-type: none">➤ Hot Water Gas➤ Hot Water Tank (Rental)➤ Mitsubishi Slim Jim Air Conditioning Unit |
| Parking/Drive | <ul style="list-style-type: none">➤ Legal Front Pad Parking➤ Annual Fee \$265.78 Paid in Full (2017)➤ Mutual Drive |
| Possession | <ul style="list-style-type: none">➤ January 23rd, 2018 or To Be Arranged |

Public and Separate Schools

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|---|--------------------------------------|
| Bedford Park Public School 81 Ranleigh Ave. | (GR. JK-08) (416) 393-9424 |
| Lawrence Park Collegiate Institute 125 Chatsworth Dr. | (GR. 09-12) (416) 393-9500 |
| Northern Secondary School 851 Mount Pleasant Rd. | (GR. 09-12) (416) 393-0270 |

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