

Welcome To

382 St. Clements Avenue

Main Floor

Foyer	13' x 7'	3.96 x 2.13m	<ul style="list-style-type: none">• Hardwood Floors
Living Room	18' x 15'	5.48 x 4.57m	<ul style="list-style-type: none">• Hardwood Floors• Wood Burning Fireplace
Dining Room	14' x 14'	4.27 x 4.27m	<ul style="list-style-type: none">• Separate Room• Hardwood Floors• Wainscoting• Overlooks Back Yard
Kitchen	12' x 9'	3.66 x 2.74m	<ul style="list-style-type: none">• Unfinished• Window• Back Door
Breakfast Room	7' x 6'	2.13 x 1.83m	<ul style="list-style-type: none">• Unfinished
Master Bedroom	19'x 11'	5.79 x 3.35m	<ul style="list-style-type: none">• Hardwood Floors• Closet
Second Bedroom	11' x 11'	3.35 x 3.35m	<ul style="list-style-type: none">• Hardwood Floors• Closet
Third Bedroom	12' x 11'	3.66 x 3.35m	<ul style="list-style-type: none">• Hardwood Floors• Closet
Main Washroom			<ul style="list-style-type: none">• 4-Piece

Basement

Recreation Room	23' x 11'	7.01 x 3.35m
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Laundry/Mechanical Room

Additional Information

Inclusions	<ul style="list-style-type: none">• GE Washer• GE Dryer• Air Conditioner – Wall Unit• Electric Light Fixtures• Window Coverings
Lot Size	<ul style="list-style-type: none">• 33.40 x 131.54 ft.• Sketch of Survey dated September 1927
Legal Description	<ul style="list-style-type: none">• Plan M25 Lot 127
Taxes	<ul style="list-style-type: none">• \$7,050.93 per Annum (2018)
Drive/Parking	<ul style="list-style-type: none">• Private Drive with Space for 1 Car• Detached Single Garage
Heating/Cooling	<ul style="list-style-type: none">• Hot Water Electric• Air Conditioning: Wall Unit• Hot Water Tank (Rental)

Public Schools

Allenby Junior Public School 391 St. Clements Ave. M5N 1M2	(GR. JK-06) (416) 393-9115
Glenview Senior Public School 401 Rosewell Avenue M4R 2B5	(GR. 07-08) (416) 393-9390
North Toronto Collegiate Institute 17 Broadway Avenue M4P 1T7	(GR. 09-12) (416) 393-9180
Northern Secondary School 851 Mount Pleasant Road M4P 2L5	(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