

Welcome To

# 547 St Clements Avenue

## Main Level

Foyer	10' x 6'	3.05 x 1.83	<ul style="list-style-type: none"><li>• Pot Lights</li><li>• Tile Floor</li></ul>
Powder Room			<ul style="list-style-type: none"><li>• 2-Piece</li></ul>
Living Room	19'3" x 13'4"	5.89m x 4.10m	<ul style="list-style-type: none"><li>• Glass Shelving</li><li>• Hardwood Floors</li><li>• Pot Lights</li></ul>
Dining Room	14'10" x 10'10"	4.57m x 3.35m	<ul style="list-style-type: none"><li>• Separate Room</li><li>• Hardwood Floors</li><li>• Pot Lights</li></ul>
Kitchen	12'7" x 11'6"	3.86m x 3.55m	<ul style="list-style-type: none"><li>• Centre Island</li><li>• Hardwood Floors</li><li>• Stone Counter-Tops</li><li>• Hot Water Tap Over Stove-Top</li><li>• Pot Lights</li><li>• Walk Out To Pool and Garden</li></ul>
Family Room	14'8" x 7'5"	4.52m x 2.28m	<ul style="list-style-type: none"><li>• Gas Fireplace</li><li>• Hardwood Floors</li><li>• Built-In Wall Unit</li><li>• Pocket Doors</li></ul>

## Second Level

Master Bedroom	19'7" x 13'6"	6.01m x 4.16m	<ul style="list-style-type: none"><li>• 2 Walk-In Closets with Organizers</li><li>• Hardwood Floors</li><li>• Pot Lights</li><li>• Built-In Night Tables and Upholstered Wall Behind Bed</li><li>• Overlooks Pool and Garden</li></ul>
Master Ensuite			<ul style="list-style-type: none"><li>• 3 Pc Bath</li></ul>
Second Bedroom	12'1" x 8'3"	3.69m x 2.54m	<ul style="list-style-type: none"><li>• Closet</li><li>• Hardwood Floors</li><li>• Pot Lights</li><li>• Sharp TV on Wall</li></ul>

Third Bedroom	16'9" x 13'5"	5.18m x 4.11m	<ul style="list-style-type: none"> <li>• 2 Double Closets</li> <li>• Hardwood Floors</li> <li>• Pot Lights</li> </ul>
Main Washroom			<ul style="list-style-type: none"> <li>• 4 Pc with Air Jet Tub &amp; Stall Shower</li> </ul>

## Lower Level

Recreation Room	19'4" x 12'7"	5.91m x 3.88m	<ul style="list-style-type: none"> <li>• Pot Lights</li> <li>• Above Grade Window</li> <li>• 3 Pc Bath</li> <li>• Rubber Floor</li> <li>• 2 Built-In Wall Units</li> </ul>
Bedroom	9'6" x 8'3"	2.94m x 2.93m	<ul style="list-style-type: none"> <li>• Pot Lights</li> <li>• Laminate Floor</li> <li>• Above Grade Window</li> </ul>
Kitchen			<ul style="list-style-type: none"> <li>• Tile Floor</li> <li>• Access to Garage</li> <li>• Combined with Laundry</li> </ul>

Very Large Storage Area

Black Granite Inground Salt Water Pool and Hot Tub

## Additional Information

Inclusions	<ul style="list-style-type: none"> <li>• Sub-Zero Refrigerator</li> <li>• Wolf 5 Burner Gas Cooktop</li> <li>• Wolf Microwave</li> <li>• Miele Dishwasher</li> <li>• Sub-Zero Wine Refrigerator</li> <li>• Ventahood Exhaust</li> <li>• Miele Coffee Maker</li> <li>• Kenmore Fridge/Freezer in Basement Kitchen</li> <li>• Whirlpool Freezer in Basement Kitchen</li> <li>• KitchenAid Oven in Basement Kitchen</li> <li>• KitchenAid Microwave in Basement Kitchen</li> <li>• Miele Dishwasher in Basement Kitchen</li> <li>• Kenmore Washer</li> <li>• Kenmore Dryer</li> <li>• Broadloom Where Laid</li> <li>• Toshiba TV in Kitchen</li> </ul>
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#### Inclusions Continued...

- Sony TV in Family Room
- Sharp TV in 2<sup>nd</sup> Bedroom
- RCA TV in Master Bedroom
- Window Coverings
- Electric Light Fixtures
- Central Vacuum and Related Attachments
- Alarm System (Monitoring Extra)
- Sprinklers in Front and Rear Yards
- Tankless Hot Water Tank (Owned)
- Surround Sound System – Speakers & Wiring Only

#### Lot Size

- 33.33 x 124.22 Feet

#### Legal Description

- Plan M25, Part Lot 226

#### Taxes

- \$9,790.22 per annum (2018)

#### Parking

- Double Heated Private Drive
- Single Attached Garage

#### Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning
- Hot Water Tank (Owned)

#### Possession

- 60 Days or To Be Arranged

## Public Schools

#### North Preparatory Junior Public School

1100 Spadina Rd, M5N 2M6

**(GR. JK-06)**

(416) 393-9230

#### Forest Hill Junior and Senior Public School

78 Dunloe Rd, M5P 2T6

**(GR. JK-08)**

(416) 393-9335

#### Forest Hill Collegiate Institute

730 Eglinton Ave W, M5N 1B9

**(GR. 09-12)**

(416) 393-1860

#### Northern Secondary School

851 Mount Pleasant Rd, 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.