

Welcome To

227 Birkdale Road

Main Floor

Living Room	22'6" x 13'1"	6.85 x 4.00m	<ul style="list-style-type: none">● Teak Hardwood Floor● Walk-Out to Deck● Overlooking Birkdale Ravine
Dining Room	22'6" x 13'1"	6.85 x 4.00m	<ul style="list-style-type: none">● Combined with Living Room● Teak Hardwood Floor● 2 Built-In Cherrywood Cabinets● Pocket Door to Kitchen with Leaded Glass
Kitchen	11'8" x 10'6"	3.55 x 3.20m	<ul style="list-style-type: none">● Renovated● Granite Counters & Windowsills● Under Counter Lighting● Cherrywood Cabinets● Appliance Garage● Linoleum Floor
Powder Room			<ul style="list-style-type: none">● 2-Piece

Second Level

Master Bedroom	13'3" x 11'10"	4.05 x 3.60m	<ul style="list-style-type: none">● Bamboo Floor● Double Closet
Second Bedroom	13'4" x 8'10"	4.07 x 2.70m	<ul style="list-style-type: none">● Bamboo Floor● Shutters● Closet
Third Bedroom	11'8" x 8'10"	3.55 x 2.70m	<ul style="list-style-type: none">● Bamboo Floor● Shutters● Closet
Washroom			<ul style="list-style-type: none">● 4-Piece● Cherrywood Trim Cabinetry● Toto Toilet

Basement

Living Room	12'6" x 12'6"	3.81 x 3.81m	<ul style="list-style-type: none">● Walk-Out to Garden● Gas Fireplace● Grey Laminate Floor● Pot Lights
Kitchen	12'6" x 12'6"	3.81 x 3.81m	<ul style="list-style-type: none">● Combined with Living Area
Bedroom	12'6" x 9'6"	3.81 x 2.90m	<ul style="list-style-type: none">● Grey Laminate Floor● Pot Lights● Walk-In Closet
Washroom			<ul style="list-style-type: none">● 4-Piece● Renovated
Laundry Room			<ul style="list-style-type: none">● Separate Area
Utility Room			<ul style="list-style-type: none">● Separate Room off Laundry

Additional Information

Inclusions	<ul style="list-style-type: none">● Kitchen Aid Stove● Kitchen Aid Oven● Samsung Refrigerator● LG Microwave● Dishwasher (Not Functional)● Dacor Exhaust Fan● GE Stainless Steel Refrigerator in Basement● Kenmore Stainless Steel Microwave in Basement● Sharp TV in Basement● Attached Table in Basement● LG Washer & Dryer● Central Vac (Needs Hose)● Electric Light Fixtures● Window Coverings● Broadloom Where Laid
Exclusions	<ul style="list-style-type: none">● All Items Belonging to the Tenants

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| Lot Size | ● 51.71 x 121.83 Feet |
| Legal Description | ● LT 78 PLAN 5645 S/T SC243928 SCARBOROUGH, CITY OF TORONTO |
| Property Taxes | ● \$3,334.36 per annum (2020) |
| Parking | ● Private Drive, Carport |
| Heating & Cooling | ● Hot Water / Gas
● Hot Water Tank (Rented)
● Central Air Conditioning |
| Possession | ● 60 Days 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.