

Welcome To

# *591 St. Clements Avenue*

## Main Level

Foyer	14'2" x 10'4"	4.33 x 3.17 m	<ul style="list-style-type: none"><li>● Closet</li><li>● Tile and Parquet Floors</li><li>● Staircase</li></ul>
Living Room	21'9" x 15'5"	6.67 x 4.75 m	<ul style="list-style-type: none"><li>● French Doors Open From Foyer</li><li>● Baseboards and Crown Mouldings</li><li>● Hardwood floors</li><li>● Large Picture Window Overlooking Backyard</li></ul>
Dining Room	15'1" x 13'7"	4.63 x 4.18 m	<ul style="list-style-type: none"><li>● Step-Up</li><li>● Baseboards and Crown Mouldings</li><li>● Hardwood Floors</li><li>● French Doors Opening To Family Room</li></ul>
Kitchen	15'1" x 9'7"	4.63 x 2.96 m	<ul style="list-style-type: none"><li>● Plentiful Dark Cabinetry with Design</li><li>● Integrated Appliances</li><li>● Tile Backsplash</li><li>● Tile Floors</li><li>● Large Window</li><li>● French Doors with Transom Window to Breakfast Area</li></ul>
Breakfast Area	11'7" x 10'2"	3.57 x 3.11 m	<ul style="list-style-type: none"><li>● Hardwood Floors</li><li>● Combined with Family Room</li><li>● Corner Windows Overlooking Backyard</li></ul>
Family Room	14'2" x 14'	4.33 x 4.27 m	<ul style="list-style-type: none"><li>● Wood-Burning Fireplace with Brick Surround</li><li>● Two Skylights</li><li>● Wall to Wall Windows</li><li>● Hardwood Floors</li><li>● Baseboards</li><li>● Track Lighting</li><li>● Display Shelving</li><li>● Exposed Brick Wall</li><li>● Combined with Breakfast Area</li><li>● Walk-Out to Deck and Garden</li></ul>
Den/Office	12'4" x 10'5"	3.78 x 3.23 m	<ul style="list-style-type: none"><li>● Large Window Overlooking Tree-lined Street</li><li>● Panelled Wall</li></ul>

Powder Room

- 2-Piece

Deck

- Overlooks Spacious Backyard

## Second Level

Primary Bedroom      18'2" x 15'5"      5.55 x 4.72 m

- Walk-in Closet With Organizers
- Parquet Floors
- Baseboards and Crown Mouldings
- Picture Window Overlooking the Tree-Lined Street

Primary Ensuite

- 6-Piece Ensuite
- Double Floating Vanity
- Tile Floors
- Skylight
- Pot Lights

Second Bedroom      16'4" x 12'4"      5.00 x 3.78 m

- Two Double Closets
- Hardwood Floors
- Large Windows

Third Bedroom      16'1" x 12'4"      4.9 x 3.78 m

- Double Closet
- Hardwood Floors
- Large Windows with Shutters

Fourth Bedroom      22'7" x 13'5"      6.94 x 4.11 m

- Double Closet
- Hardwood Floors
- Large Window

Main Bathroom

- 5-Piece
- Double Vanity
- Enclosed Tub/Shower
- Checkered Tile Flooring

## Lower Level

Recreation Room      26'5" x 14'9"      8.08 x 4.54 m

- Wet Bar
- Laminate Floors
- Pot Lights

Bathroom

- 3-Piece

*The lower level also features a laundry room, bedroom, ample storage space, utility room and a cold room*

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>● Samsung Stainless Steel Refrigerator</li><li>● GE Profile Stovetop</li><li>● 2 GE Profile Ovens</li><li>● Bosch Stainless Steel Dishwasher</li><li>● LG Washer and Dryer</li><li>● Window Coverings Except Any Exclusions</li><li>● Electric Light Fixtures Except Any Exclusions</li><li>● Broadloom Where Laid</li><li>● Garage Door Opener</li><li>● 2 Air Conditioning Units (Family Room and Attic)</li><li>● Tankless Hot Water Tank</li><li>● Shed in Yard</li><li>● Generator</li></ul>
Exclusions	<ul style="list-style-type: none"><li>● Electric Light Fixtures in the Dining Room, Breakfast Room, Front Hall, Primary Bedroom, Primary Bedroom Walk-in Closet and Pink Bedroom</li><li>● Small Refrigerator in Basement</li><li>● Wardrobe in Basement</li><li>● Washer and Dryer</li></ul>
Rental	<ul style="list-style-type: none"><li>● Alarm System (monthly expense not included)</li></ul>
Lot Size	<ul style="list-style-type: none"><li>● 60 x 125 Feet</li></ul>
Legal Description	<ul style="list-style-type: none"><li>● PT LOT 160, PLAN 3018 , AS IN CT703304</li></ul>
Property Taxes	<ul style="list-style-type: none"><li>● \$14,363.84 per annum (2022)</li></ul>
Parking/Drive	<ul style="list-style-type: none"><li>● Private Drive with Built-In Two Car Garage</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>● Hot Water Gas Heating</li><li>● Air Conditioning Unit in Family Room and Attic</li></ul>
Possession	<ul style="list-style-type: none"><li>● 60-90 Days or To Be Arranged</li></ul>

## Private Schools

<b>St. Clements School</b> 21 St. Clements Ave	<b>(GR. 1-12)</b> (416) 507-6358
<b>Havergal College (Girls)</b> 1451 Avenue Rd	<b>(JK-12)</b> (416) 483-3843
<b>Crescent School (Boys)</b> 2365 Bayview Ave	<b>(GR. 3-12)</b> (416) 449-2556

## Public Schools

**North Preparatory Junior Public School**  
1100 Spadina Rd

**(GR. JK-06)**  
(416) 393-9230

**Forest Hill Jr. & Sr. Public School**  
78 Dunloe Rd

**(GR. JK-08)**  
(416) 393-9335

**Forest Hill Collegiate Institute**  
730 Eglinton Ave W

**(GR. 09-12)**  
(416) 393-1860

**Northern Secondary School**  
851 Mount Pleasant Rd

**(GR. 09-12)**  
(416) 393-0270

*Carson Dunlop Home Inspection Report Available*



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.