

5 Menin Rd.

Main Level

Foyer	3' 8" x 4' 8" 1.12m x 1.42m	<ul style="list-style-type: none"> ➤ Closet ➤ Broadloom
Living Room	17' 8" x 12' 1" 5.38m x 3.68m	<ul style="list-style-type: none"> ➤ Hardwood Floors ➤ Mouldings and Baseboards ➤ Bay Windows
Dining Room	13' 4" x 11' 0" 4.06m x 3.35m	<ul style="list-style-type: none"> ➤ Separate ➤ Broadloom ➤ Mouldings and Baseboards
Kitchen	17' 2" x 8' 4" 5.23m x 2.54m	<ul style="list-style-type: none"> ➤ Eat-In ➤ Tile Backsplash ➤ Tile Floors ➤ Walks Out to Deck/Garden
Family Room	18' 2" x 10' 5" 5.54m x 3.18m	<ul style="list-style-type: none"> ➤ Track Lights ➤ Broadloom ➤ Woodburning Fireplace
Deck	12' 0" x 9' 0" 3.66m x 2.74m	

2nd Level

Primary Bedroom	15' 9" x 10' 5" 4.80m x 3.18m	<ul style="list-style-type: none"> ➤ Track Lighting ➤ Walk-In Closet ➤ Overlooks Garden
3-Piece Ensuite	7' 8" x 6' 0" 2.34m x 1.83m	
2 nd Bedroom	11' 4" x 16' 6" 3.45m x 5.03m	<ul style="list-style-type: none"> ➤ Broadloom ➤ Closet
3 rd Bedroom	17' 9" x 9' 5" 5.41m x 2.87m	<ul style="list-style-type: none"> ➤ Large Walk-In Closet ➤ Broadloom
4-Piece	6' 2" x 9' 6" 1.88m x 2.90m	
4 th Bedroom/Office	14' 4" x 10' 0" 4.37m x 3.05m	<ul style="list-style-type: none"> ➤ Broadloom

Lower Level

Rec Room	17' 2" x 11' 0" 5.23m x 3.35m	➤ Broadloom
Powder Room	6' 0" x 4' 2" 1.83m x 1.27m	
Laundry Room	12' 4" x 11' 4" 3.76m x 3.45m	➤ Washer/Dryer ➤ Sink
Cold Room	4' 6" x 7' 9" 1.37m x 2.36m	
Storage	5' 6" x 8' 5" 1.68m x 2.57m	

Additional Information

Inclusions	<ul style="list-style-type: none"> ➤ Refrigerator (Not Functional) ➤ Samsung Stove ➤ Panasonic Microwave ➤ KitchenAid Dishwasher ➤ LG Washer & Dryer ➤ Window Coverings ➤ Electric Light Fixtures ➤ Broadloom Where Laid ➤ Electronic Garage Door Opener
Legal Description	➤ PLAN 2599 PT BLK D
Lot Size	➤ 35 x 105 Ft
Heating/Cooling	<ul style="list-style-type: none"> ➤ Hot Water Gas ➤ Central Air Conditioning ➤ Hot Water Tank (rental)
Taxes	➤ \$8,694.87 per annum (2023)
Parking	➤ Private Drive and Attached Garage
Possession	➤ 30-60 Days / TBA
<i>Public Schools</i>	
Cedarvale Community School 145 Ava Rd, York	<ul style="list-style-type: none"> ➤ GR. JK-08 ➤ (416) 394-2244
Forest Hill Collegiate Institute 730 Eglinton Ave W, Toronto	<ul style="list-style-type: none"> ➤ GR. 09-12 ➤ (416) 393-1860