

5 Menin Rd.

Main Level		
Foyer	3' 8" x 4' 8" 1.12m x 1.42m	ClosetBroadloom
Living Room	17' 8" x 12' 1" 5.38m x 3.68m	 Hardwood Floors Mouldings and Baseboards Bay Windows
Dining Room	13' 4" x 11' 0" 4.06m x 3.35m	 Separate Broadloom Mouldings and Baseboards
Kitchen	17' 2" x 8' 4" 5.23m x 2.54m	 Eat-In Tile Backsplash Tile Floors Walks Out to Deck/Garden
Family Room	18' 2" x 10' 5" 5.54m x 3.18m	 Track Lights Broadloom Woodburning Fireplace
Deck	12' 0" x 9' 0" 3.66m x 2.74m	
2 nd Level		
Primary Bedroom	15' 9" x 10' 5" 4.80m x 3.18m	 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	BroadloomCloset
3 rd Bedroom	17' 9" x 9' 5" 5.41m x 2.87m	Large Walk-In ClosetBroadloom
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	> Broadloom



Rec Room	17' 2" x 11' 0" 5.23m x 3.35m	
Powder Room	6' 0" x 4' 2" 1.83m x 1.27m	
Laundry Room	12' 4" x 11' 4" 3.76m x 3.45m	A
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		

ELLI DAVIS

Inclusions

Legal Description

Lot Size

Heating/Cooling

Taxes

Parking

Possession

Public Schools

Cedarvale Community School 145 Ava Rd, York

Forest Hill Collegiate Institute 730 Eglinton Ave W, Toronto

- Refrigerator (Not Functional) ≻
 - ≻ Samsung Stove

Broadloom

Washer/Dryer

Sink

- \geq Panasonic Microwave
- \geq KitchenAid Dishwasher
- LG Washer & Dryer
- \triangleright Window Coverings
- \geq **Electric Light Fixtures**
- \geq Broadloom Where Laid
- \geq Electronic Garage Door Opener
- PLAN 2599 PT BLK D
- 35 x 105 Ft \triangleright
- Hot Water Gas \triangleright
- Central Air Conditioning
- Hot Water Tank (rental) \geq
- \$8,694.87 per annum (2023) \geq
- Private Drive and Attached Garage
- 30-60 Days / TBA
- GR. JK-08
- (416) 394-2244
- GR. 09-12
- \triangleright (416) 393-1860

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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 that we believe are reliable, but for which we assume no responsibility.