

Welcome To

421 St. Clair Ave. E.

Main Level

Foyer

- Closet
- Hardwood Floors
- Leaded Glass Windows
- Pot Lights
- Handsome Staircase

Living Room

15' x 11'2
4.57 x 3.40 m

- Formal
- Fireplace (Closed)
- Hardwood Floors
- Picture Window with Leaded Glass
- Pot Lights
- Baseboards and Wood Trim

Dining Room

14' x 10'4"
4.27 x 3.15 m

- Separate
- Wainscotting
- Picture Window
- Hardwood Floors
- Baseboards and Wood Trim
- Stained Glass Window

Kitchen

12'11" x 8'3"
3.94 x 2.51 m

- Renovated
- Quartz Counter-Tops
- Tile Backsplash
- Tile Floors
- Under Counter Lighting
- Stainless Steel Appliances

Breakfast Room

5'10" x 5'9"
1.78 x 1.75 m

- Picture Window Overlooks the Garden
- Tile Floors
- Walk-Out to Deck

Deck

9'11 x 6'2"
2.77 x 1.88m

- Gas Hook-Up for BBQ
- Overlooks the Garden

Second Level

Primary Bedroom	12'10" x 12'9" 3.91 x 3.89 m	<ul style="list-style-type: none"> ◦ Closet ◦ Hardwood Floors ◦ Wall of Built-Ins ◦ Overlooks the Garden
Second Bedroom	14'1" x 9'10" 4.29 x 3.00 m	<ul style="list-style-type: none"> ◦ Closet ◦ Built-In Shelves ◦ Hardwood Floors
Third Bedroom	9'7" x 9' 2.92 x 2.74 m	<ul style="list-style-type: none"> ◦ Hardwood Floors
Main Bathroom		<ul style="list-style-type: none"> ◦ 4-Piece ◦ Renovated

Lower Level

Recreation Room	17'3" x 15'7" 5.26 x 4.75 m	<ul style="list-style-type: none"> ◦ Renovated ◦ Laminate Floors ◦ Electric Fireplace ◦ Pot Lights
Laundry/Furnace Room		<ul style="list-style-type: none"> ◦ Side by Side Washer and Dryer
Bathroom		<ul style="list-style-type: none"> ◦ 3-Piece ◦ Renovated ◦ Heated Floors

Additional Information

Inclusions	<ul style="list-style-type: none"> ◦ LG Refrigerator ◦ Bosch Gas Stove ◦ Frigidaire Gallery Microwave ◦ Bosch Dishwasher ◦ Samsung Washer ◦ Samsung Dryer ◦ Window Coverings ◦ Electric Light Fixtures
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Inclusions Cont'd	<ul style="list-style-type: none">◦ Broadloom Where Laid◦ Electric Fireplace in Lower Level◦ Mitsubishi AC on 2nd Floor Landing◦ Shed, 2 Benches-Convert to Table◦ All Existing Furniture Can Stay
Lot Size	<ul style="list-style-type: none">◦ 25.42 x 143 feet
Legal Description	<ul style="list-style-type: none">◦ PLAN 274 PT LOT 19
Property Taxes	<ul style="list-style-type: none">◦ \$ 11,333.92 per annum (2025)
Parking	<ul style="list-style-type: none">◦ Legal Front Pad Parking
Heating/Cooling	<ul style="list-style-type: none">◦ Hot Water Gas Heating◦ Enercare Boiler/Hot Water Tank (Rental)◦ Mitsubishi AC on 2nd Floor Landing
Possession	<ul style="list-style-type: none">◦ 30 Days or To Be Arranged