


2021 GERRARD STREET EAST

	2021 Gerrard St E Toronto Ontario M4E2B2 Toronto E02 East End-Danforth Toronto 121-26-R SPIS: N Taxes: \$3,705.45 / 2019	List: \$949,000 For: Sale
	Detached Front On: S Link: N Acre: 2-Storey	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xGround, 1x4x2nd, 1x4xBsmt
Lot: 26.33 x 110 Feet Irreg: Irreg. Dir/Cross St: Woodbine Ave & Gerrard St E		

MLS#: E4887444 **Contract Date: 8/27/2020** **PIN#: 210160371**
Possession Remarks: Tba

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Drive: Private Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 2 Tot Prk Spcs: 2.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Library, Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	12.07	x 13.74	Hardwood Floor Open Concept Combined W/Dining
2	Dining	Ground	12.50	x 12.33	Hardwood Floor Window Pot Lights
3	Kitchen	Ground	10.76	x 14.76	Stone Counter Eat-In Kitchen Stainless Steel Appl
4	Sunroom	Ground	7.90	x 11.51	Hardwood Floor W/O To Deck Window
5	Master	2nd	12.99	x 14.66	Hardwood Floor Vaulted Ceiling Double Closet
6	2nd Br	2nd	11.84	x 9.41	Hardwood Floor Window Closet
7	3rd Br	2nd	11.51	x 8.50	Hardwood Floor Window Closet
8	Rec	Bsmt	10.82	x 12.50	Laminate Wet Bar Pot Lights
9	Br	Bsmt	11.91	x 13.74	Broadloom Window Pot Lights

Client Remks: Fantastic Detached Home In The Upper Beach! Open Concept Floor Plan With Large Living & Dining Rooms. Spacious Kitchen With Stainless Steel Appliances, Subway Tile Backsplash & Stone Counters. Main Floor Powder Room. Separate Space For Home Office! 3 Large Bedrooms Upstairs & Nicely Renovated Washroom. Separate Entrance For Bsmt With Rec Room, 4th Bedroom & 3rd Washroom - Perfect For Nanny/In-Law Suite. Fully Fenced Private Backyard & Parking!
Extras: Inclusions: Stainless Steel Appliances: Samsung Stove, Fridge, Micro/Hood Vent, Whirlpool Dishwasher, Danby Bar Fridge. Moffat Washer & Dryer. Rear Shed, All Elfs, All Window Coverings, Gas Burner & Equipment, Ac. Hwt Is Rented.

FOR MORE PHOTOS & INFO, PLEASE VISIT
2021Gerrard.com

ford thurston & chris olsen

BROKER & SALES REPRESENTATIVE



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