



**189 Wychwood Ave**  
**Toronto Ontario M6C2T4**  
 Toronto C03 Humewood-Cedarvale Toronto 115-17-N  
**SPIS: N Taxes: \$4,785.37 / 2017 DOM: 0**

List: \$1,149,000 For: Sale

Detached Front On: E Rms: 6 + 3  
 2-Storey Acre: Bedrooms: 3 + 1  
 Washrooms: 2  
 1x4x2nd, 1x3xLower  
 Lot: 23.5 x 90 Feet Irreg:  
 Dir/Cross St: Bathurst/St. Clair

MLS#: C4094628 Contract Date: 4/12/2018 Possession: July 16/Tba PIN#:

Kitchens: 1  
 Fam Rm: N  
 Basement: Finished  
 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  
 Drive: Front Yard  
 Gar/Gar Spcs: None / 0.0  
 Drive Park Spcs: 1  
 Tot Prk Spcs: 1  
 UFFI:  
 Pool: None  
 Energy Cert:  
 Cert Level:  
 GreenPIS:  
 Prop Feat:

Zoning:  
 Cable TV:  
 Hydro:  
 Gas:  
 Phone:  
 Water: Municipal  
 Water Supply:  
 Sewer: Sewers  
 Spec Desig: Unknown  
 Farm/Agr:  
 Waterfront:  
 Retirement:  
 Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main			Stained Glass Hardwood Floor
2	Living	Main	4.00	x 3.40	Crown Moulding Wall Sconce Lighting Hardwood Floor
3	Dining	Main	3.80	x 2.70	Open Concept Hardwood Floor W/O To Deck
4	Kitchen	Main	3.80	x 2.70	Stainless Steel Appl Quartz Counter Hardwood Floor
5	Master	2nd	4.00	x 3.40	Large Closet His/Hers Closets Hardwood Floor
6	Br	2nd	4.20	x 2.90	Large Closet Hardwood Floor
7	Br	2nd	3.10	x 2.40	Closet Hardwood Floor
8	Bathroom	2nd			4 Pc Bath Stone Counter Heated Floor
9	Rec	Lower	5.30	x 3.40	Pot Lights
10	Br	Lower	4.00	x 2.40	Pot Lights
11	Bathroom	Lower			3 Pc Bath Quartz Counter
12	Laundry	Lower			

**Client Remks:** Renovated Family Home. Prime Wychwood Location. Bright Detached 2 Storey. Spacious Interiors. 3+1 Bedrooms, 2 Full Baths. Newer Hardwood Floors. Upgraded Services. Open Concept Kitchen/Dining. S/S Appliances, Quartz Countertops, Undermount Sink. Perfect For Entertaining. Finished Basement. Recreation/Playroom, Guest/Nanny Bedrm, Large 3Pc Bath & Laundry. Walkout To Large Deck & Pergola. Front Pad Parking. Near Subway. Transit Score 89

**Extras:** Existing Light Fixtures, Window Coverings, Closets In Mbr, 3rd Br & Bsmt Br. Stainless Steel: Frigidaire Fridge, Stove, Dishwasher. Whirlpool Washer & Dryer, Cac & Hi Eff. Furnace (2016), Hot Water Tank (Owned). Excl: Living Rm Tv & Bbq.

**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE Ph: 416-966-0300