



35 Charnwood Rd
Toronto Ontario M3B2P7
Toronto C13 Banbury-Don Mills Toronto 109-24-H
Taxes: \$4,713.43 / 2015 **SPIS:** N **Last Status:** New
Lot 11 Plan M893

Detached **Fronting On:** E **Rms:** 7 + 2
2-Storey **Acre:** **Bedrooms:** 4
Lot: 49.28 x 123.97 Feet **Washrooms:** 2
Irreg: 116.64(S) 1x4x2nd, 1x2xGround
53.44(Rear) **Dir/Cross St:** Leslie And York Mills

MLS#: C3370228 **Possession:** Immediate/Tba

PIN#:

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac:
Apx Age:
Apx Sqft:
Assessment:
Addl Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdp-Eqp:

Exterior: Brick / Stone
Drive: Pvt Double
Garage: Attached / 1.0
Park Spaces: 3
UFFI: No
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fenced Yard, Hospital,
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:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 12.50	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	11.32	x 9.41	Hardwood Floor	Open Concept	B/I Shelves
3	Kitchen	Main	14.01	x 11.41	Renovated	Eat-In Kitchen	Granite Counter
4	Master	2nd	13.42	x 10.00	Hardwood Floor	Double Closet	West View
5	2nd Br	2nd	12.40	x 10.17	Hardwood Floor	W/I Closet	West View
6	3rd Br	2nd	11.91	x 9.51	Hardwood Floor	Closet	O/Looks Backyard
7	4th Br	2nd	10.00	x 8.43	Hardwood Floor	Closet	O/Looks Backyard
8	Rec	Bsmt	23.48	x 12.76	Broadloom	Pot Lights	Combined W/Family
9	Family	Bsmt	17.91	x 10.33	Broadloom	Pot Lights	Above Grade Window
10	Laundry	Bsmt	11.15	x 8.99	Above Grade Window		

Client Remks: Beautiful, Modern Executive Residence With A Secluded Backyard In A Prestigious Neighbourhood! * Renovated Kitchen & Bathrooms, Freshly Painted, Hardwood Floors, New Broadloom And Many Updates * Perennial Gardens & Interlocking Stone Patio W/Gas Line For Bbq * High Demand Rippleton Ps, York Mills Ci & St Bonaventure School District! * Close To Ttc, Edwards Gardens, Bond Park, Shops At Don Mills, Tennis, 401/Dvp/404 & Minutes To Downtown * Oh Sat & Sun 2-4 Pm

Extras: 2 Fridges, Gas Cooktop, Oven, Dshwshr, Washer, Dryer, Elfs, Wndw Cvrngs (Ex Bdrm Drapes), Wood Fireplace, Firewood, Gas Line & Bbq * Own In An Area Of Multi-Million \$ Homes * Flexible Closing-You Can Even Move Before Christmas If You Like!

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