



**248 Martin Grove Rd**  
**Toronto Ontario M9B4L5**  
Toronto W08 Islington-City Centre West Toronto 113-6-N  
**SPIS: N** **Taxes: \$5,849.45 / 2015** **DOM: 26**  
**List: \$1,399,000 For: Sale**

Detached **Front On: W** **Rms: 10**  
2-Storey **Acre:** **Bedrooms: 4**  
**Washrooms: 4**  
1x6x2nd, 1x4x2nd, 1x3x2nd,  
1x2xGround

**Lot: 50 x 150 Feet Irreg:**  
**Dir/Cross St: Martin Grove And Rathburn**

**MLS#: W3238677** **Contract Date: 6/17/2015** **Possession: Immed** **PIN#:**

<b>Kitchens:</b>	1	<b>Exterior:</b>	Stone / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Unfinished	<b>Garage:</b>	Attached / 1.0	<b>Hydro:</b>	
<b>Fireplace/Stv:</b>	Y	<b>Park Spaces:</b>	4	<b>Gas:</b>	
<b>Heat:</b>	Forced Air / Gas	<b>UFFI:</b>		<b>Phone:</b>	
<b>A/C:</b>	Central Air	<b>Pool:</b>	None	<b>Water:</b>	Municipal
<b>Central Vac:</b>		<b>Energy Cert:</b>		<b>Water Supply:</b>	
<b>Apx Age:</b>		<b>Cert Level:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>	3000-3500	<b>GreenPIS:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>Prop Feat:</b>	Fenced Yard, Park, Ravine, River/Stream	<b>Farm/Agr:</b>	
<b>Addl Mo Fee:</b>				<b>Waterfront:</b>	
<b>Elevator/Lift:</b>				<b>Retirement:</b>	
<b>Laundry Lev:</b>	Upper			<b>Oth Struct:</b>	
<b>Phys Hdcap-Eqp:</b>					

#	Room	Level			Description		
1	Living	Main	4.15	x 2.77	Hardwood Floor	Crown Moulding	Formal Rm
2	Dining	Main	4.60	x 4.18	Hardwood Floor	Crown Moulding	Wainscotting
3	Family	Main	7.13	x 6.82	Gas Fireplace	Crown Moulding	W/O To Yard
4	Kitchen	Main	5.33	x 4.30	Stainless Steel Appl	Centre Island	O/Looks Family
5	Powder Rm	Main	2.59	x 1.19	Hardwood Floor		Tile Floor
6	Master	2nd	5.55	x 4.79		Hardwood Floor	Crown Moulding
7	Other	2nd	3.50	x 3.32	W/I Closet	Pot Lights	Combined W/Master
8	Bathroom	2nd	4.63	x 2.59	Heated Floor	6 Pc Ensuite	Combined W/Master
9	2nd Br	2nd	3.84	x 3.08	Hardwood Floor	W/I Closet	4 Pc Ensuite
10	3rd Br	2nd	5.15	x 3.69	Hardwood Floor	Closet	Walk-In Bath
11	4th Br	2nd	5.06	x 3.75	Hardwood Floor	Closet	Walk-In Bath
12	Laundry	2nd	2.26	x 1.92	Tile Floor		

**Client Remks:** No Expense Spared In This Beautiful Custom Built Home In A Fantastic Area Surrounded By Ravines, Mimico Creek & Parkland! Do Not Miss This Opportunity! This Property Has Been Lovingly Renovated To Exacting Specifications And Is In Move-In Condition! Bring Your Most Discerning Clients As The Attention To Detail Is Second To None! A Beautiful Home For Entertaining On A Generous Lot With A Quiet And Serene Backyard. This Property Must Be Seen!

**Extras:** Thermador Appliances (Cooktop And Hood, Fridge, Dishwasher, Combo Oven And Convention Microwave). Lg Washer & Dryer. Kohler Toilets, Showers, Faucets Etc. Custom Kitchen From Selba Kitchens

**Listing Contracted With:** CITYSCAPE REAL ESTATE LTD., BROKERAGE **Ph: 416-479-4488**