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1858 Queen Street E., Toronto, ON M4L1H1 416-698-2090

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List: \$549,900 For: Sale

1x4xMain, 1x3xBsmt



38 French Ave

Toronto Ontario M1E2G8

Toronto E10 West Hill Toronto 111-38-K

Plan M931 Lot 12 As Per Survey

Detached Fronting On: N Rms: 6
Bungalow Acre: Bedrooms: 3
Lot: 47 x 109.08 Feet Washrooms: 2

Dir/Cross St: Morningside/Guildwood Pkwy

Irreg: Irregular

Kitchens: Brick Res Exterior: Zoning: Fam Rm: Ν Drive: Private Cable TV: Carport / 1.0 Basement: Finished Garage: Hydro: Fireplace/Stv: Park Spaces: Gas: Forced Air / Gas Heat: UFFI: Phone: A/C: Central Air Pool: Water: Inground Municipal **Central Vac: Energy Cert:** Water Supply: Apx Age: Cert Level: Sewer: Sewers GreenPIS: Unknown Apx Sqft: Spec Desig: Assessment: **Prop Feat:** Farm/Agr: Addl Mo Fee: Waterfront: Elevator/Lift: Retirement: Laundry Lev: Lower Oth Struct: Phys Hdp-Eqp:

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# Room	<u>Level</u>	Length (ft)	Width (ft)	<u>Description</u>			
1 Living	Main	17.35	x 12.92	Hardwood Floor	Bay Window	Crown Moulding	
2 Dining	Main	12.92	x 9.94	Crown Moulding	Hardwood Floor	O/Looks Living	
3 Kitchen	Main	15.71	x 8.99	Granite Counter	Beamed	Cathedral Ceiling	
4 Master	Main	12.89	x 9.91	Hardwood Floor	Double Closet		
5 2nd Br	Main	11.55	x 8.92	Hardwood Floor	Closet		
6 3rd Br	Main	12.07	x 9.38	Hardwood Floor	Closet		
7 Rec	Bsmt	32.08	x 20.47	L-Shaped Room	Stone Fireplace		
	FRoom Living Dining Kitchen Master Can Br Ca	FRoom Level 1 Living Main 2 Dining Main 3 Kitchen Main 4 Master Main 5 2nd Br Main 6 3rd Br Main	# Room Level Length (ft) 1 Living Main 17.35 2 Dining Main 12.92 3 Kitchen Main 15.71 4 Master Main 12.89 5 2nd Br Main 11.55 6 3rd Br Main 12.07	F Room Level Length (ft) Width (ft) 1 Living Main 17.35 x 12.92 2 Dining Main 12.92 x 9.94 3 Kitchen Main 15.71 x 8.99 4 Master Main 12.89 x 9.91 5 2nd Br Main 11.55 x 8.92 6 3rd Br Main 12.07 x 9.38	F Room Level Length (ft) Width (ft) Description 1 Living Main 17.35 x 12.92 Hardwood Floor 2 Dining Main 12.92 x 9.94 Crown Moulding 3 Kitchen Main 15.71 x 8.99 Granite Counter 4 Master Main 12.89 x 9.91 Hardwood Floor 5 2nd Br Main 11.55 x 8.92 Hardwood Floor 6 3rd Br Main 12.07 x 9.38 Hardwood Floor	FractorRoomLevelLength (ft)Width (ft)Description1 LivingMain17.35x 12.92Hardwood FloorBay Window2 DiningMain12.92x 9.94Crown MouldingHardwood Floor3 KitchenMain15.71x 8.99Granite CounterBeamed4 MasterMain12.89x 9.91Hardwood FloorDouble Closet5 2nd BrMain11.55x 8.92Hardwood FloorCloset6 3rd BrMain12.07x 9.38Hardwood FloorCloset	FractorLevelLength (ft)Width (ft)Description1 LivingMain17.35x 12.92Hardwood FloorBay WindowCrown Moulding2 DiningMain12.92x 9.94Crown MouldingHardwood FloorO/Looks Living3 KitchenMain15.71x 8.99Granite CounterBeamedCathedral Ceiling4 MasterMain12.89x 9.91Hardwood FloorDouble Closet5 2nd BrMain11.55x 8.92Hardwood FloorCloset6 3rd BrMain12.07x 9.38Hardwood FloorCloset

Client Remks: Super Nice Updated Bungalow. New Granite Counters And Marble Backsplash '15, New Undermount Sink And Taps, '15 New Kitchen Door '15 New Baseboards And Door Trim Upstairs, '15. New Electrical Panel, '15. New 3Pce Bath In Bsmt, '15 New Pool Filter, '15, New Pool Shed Roof, '15 New Pool Pump, '13, New Pool Liner, '08. New Retaining Wall And Landscaping '12 And So Many More Upgrades. Freshlly Painted Through-Out. This Home Shows So Very Well. Guildwood Beauty.

Extras: Elf's, Window Coverings, Fridge, Stove, B/I Dishwasher, Washer, Dryer, Shelving And Storage Cabinets In Basement Storage Area, Piano. Exclude Shed On West Property Line.

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