



20 Sykes Ave
Toronto Ontario M9N1C9

List: **\$679,900** For: **Sale** **1**

Toronto W04 Weston Toronto 108-10-J

Taxes: \$3,570.35 / 2015

SPIS: N

Last Status: Sc

Plan 325 Lot 26 Pt Lot 25

Detached

Fronting On: N

Rms: 11 + 4

2-Storey

Acre:

Bedrooms: 4 + 2

Lot: 61 x 100 Feet

Washrooms: 3

Irreg:

1x4xMain, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Weston/Lawrence

MLS#: W3370544 Possession: Immediate/Tbd

PIN#:

Kitchens: 2 + 1
 Fam Rm: Y
 Basement: Apartment
 Fireplace/Stv: Y
 Heat: Forced Air / Gas
 A/C: Central Air
 Central Vac:
 Apx Age:
 Apx Sqft: 2000-2500
 Assessment:
 Addl Mo Fee:
 Elevator/Lift:
 Laundry Lev: Upper
 Phys Hdp-Eqp:

Exterior: Brick / Stone
 Drive: Pvt Double
 Garage: None / 0.0
 Park Spaces: 6
 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 (ft)	Width (ft)	Description
1	Living	Main	14.10	x 12.14	Laminate
2	Dining	Main	14.10	x 12.14	Laminate
3	Sunroom	Main	14.43	x 7.54	Window Ceramic Floor
4	Den	Main	8.53	x 8.20	Hardwood Floor Window
5	Kitchen	Main	10.50	x 10.17	Hardwood Floor Window
6	Br	Main	14.76	x 11.48	Hardwood Floor Window
7	Kitchen	2nd	9.84	x 8.86	Tile Floor Window
8	Living	2nd	12.79	x 9.18	Hardwood Floor Window
9	2nd Br	2nd	11.15	x 11.15	Hardwood Floor Window

Client Remks: Attention Investors. Large Families,Huge Bright Renovated 2,230 Sq. Ft, 11+4 Rooms,4 Entrances,3Kitchens,2 Laundries. Frontage 61 Feet. New Construction In Immediate Area. New Wiring Throughout, New Electrical 200 Amp Service, 43 New Windows, New Roof, New Eaves, New Aluminum Siding, New Paved Drive For 6+Vehicles,New Stucco, New Paint Throughout. Come Take A Look.

Extras: Electrical Light Fixtures, A/C, Gas Burner And Equipment, Hot Water Tank (R). Second Floor: Fridge, Stove, Washer And Dryer. First Floor: Fridge, Stove And Dishwasher. Basement: Fridge, Stove, Washer And Dryer.

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