



**199 Silver Birch Ave**  
**Toronto Ontario M4E3L6**

List: **\$715,000** For: **Sale** **1**

Toronto E02 The Beaches Toronto 121-27-S

Taxes: \$4,244.22 / 2015

SPIS: N

Last Status: New

Plan 1064 Pt Lot 130

Semi-Detached

Fronting On: E

Rms: 6

2-Storey

Acre:

Bedrooms: 3

Lot: 19.92 x 118.5 Feet

Washrooms: 1

Irreg:

1x4

Dir/Cross St: Just North Of Pine

MLS#: E3332419 Possession: Immediate

PIN#:

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	None	<b>Cable TV:</b>	
<b>Basement:</b>	Unfinished	<b>Garage:</b>	None / 0.0	<b>Hydro:</b>	
<b>Fireplace/Stv:</b>	N	<b>Park Spaces:</b>	0	<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>		<b>GreenPIS:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>Prop Feat:</b>		<b>Farm/Agr:</b>	
<b>Addl Mo Fee:</b>				<b>Waterfront:</b>	
<b>Elevator/Lift:</b>				<b>Retirement:</b>	
<b>Laundry Lev:</b>				<b>Oth Struct:</b>	
<b>Phys Hdp-Eqp:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.14	x 10.63	
2	Dining	Main	13.32	x 10.96	Bay Window
3	Kitchen	Main	14.60	x 11.18	
4	Other	Main	6.69	x 5.58	W/O To Deck O/Looks Backyard
5	Master	2nd	15.15	x 11.87	Bay Window Closet
6	2nd Br	2nd	11.32	x 10.89	Bay Window Closet
7	3rd Br	2nd	11.87	x 9.22	

**Client Remks:** Prime Beach! Balmy Beach, St. Denis & Malvern Collegiate School District. Wonderful Opportunity To Create Your Perfect Dream Home! Being Sold "As Is, Where Is".

**Extras:** Existing Elf's And Appliances, Gb&E(All "As Is"). Hwt(R). Deposit Cheque To Accompany Offer Payable To Toronto Community Housing Corporation. Follow Instructions Below Explicitly. Note In Attachments Sch. B & C & Pg 4 Of Agreement Of P&S

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