48 HARCOURT AVENUE

48 Harcourt Ave **List: $2,199,000 For: Sale**
Toronto Ontario M4J1J2
Toronto E01 Blake-Jones Toronto 115-23-Q
SPIS: N **Taxes:** $7,922.53 / 2019

Detached
Link: N
2-Storey

Front On: N
Acre:

Rms: 8 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xBsmt

Lot: 30 x 110 Feet **Irreg:**
Dir/Cross St: Pape Ave & Danforth Ave

MLS#: E4905432 **Contract Date:** 9/10/2020 **PIN#:** 210480257
Possession Remarks: Tba

Kitchens:	1	**Exterior:**	Brick / Stucco/Plaster	**Zoning:**	
Fam Rm:	Y	**Drive:**	Lane	**Cable TV:**	
Basement:	Finished / Full	**Gar/Gar Spcs:**	Detached / 2.0	**Hydro:**	
Fireplace/Stv:	Y	**Drive Park Spcs:**		**Gas:**	
Heat:	Forced Air / Gas	**Tot Prk Spcs:**	2.0	**Phone:**	
A/C:	Central Air	**UFFI:**		**Water:**	Municipal
Central Vac:	Y	**Pool:**	None	**Water Supply:**	
Apx Age:		**Energy Cert:**		**Sewer:**	Sewers
Apx Sqft:		**Cert Level:**		**Spec Desig:**	Unknown
Assessment:		**GreenPIS:**		**Farm/Agr:**	
POTL:		**Prop Feat:**	Fenced Yard, Library,	**Waterfront:**	
POTL Mo Fee:		Park, Public Transit, School		**Retirement:**	
Elevator/Lift:	N			**Oth Struct:**	
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.84	x 12.56	Hardwood Floor	Open Concept	Built-In Speakers
2	Dining	Ground	9.74	x 12.40	Hardwood Floor	Large Window	Pot Lights
3	Kitchen	Ground	13.91	x 13.15	Stone Counter	Breakfast Bar	Open Concept
4	Family	Ground	8.82	x 16.99	Gas Fireplace	W/O To Deck	Sliding Doors
5	Master	2nd	9.91	x 18.76	Hardwood Floor	Ensuite Bath	W/I Closet
6	2nd Br	2nd	12.07	x 8.99	Hardwood Floor	Double Closet	Large Window
7	3rd Br	2nd	10.33	x 9.32	Double Closet	Hardwood Floor	Large Window
8	Laundry	2nd	5.97	x 8.99	Stone Counter	Large Window	Stone Floor
9	Rec	Bsmt	18.83	x 17.15	Wet Bar	Pot Lights	Above Grade Window
10	Br	Bsmt	10.99	x 9.15	Above Grade Window	Broadloom	Closet

Client Remks: Welcome Home To 48 Harcourt! A Riverdale Stunner Featuring Modern Design And Beautiful Craftsmanship. Open Concept Living With Ample Natural Light And Plenty Of Space To Entertain. Sleek Custom Kitchen With Expansive Stone Waterfall Island. Large Fam Room With Gas Fireplace That Walks Out To A Private Yard. Massive Finished Basement With Wet Bar, Guest Bedroom And Bath. Large Master With W/I Closet And Ensuite. Steps To Danforth, Subway, & Frankland School!

Extras: Ss: Thermador Oven & Gas Cooktop, Ge Micro, Blomberg Fridge. Thermador B/I Dw, Hood Vent, Samsung W/D. Excl:Master Light Fixture, 2nd&3rd Br Fixtures, Tv & Mount In: Master, Fam Rm, Bsmt & Sound Bar In Bsmt. Full List Of Incl/Excl In Schd B

FOR MORE PHOTOS & INFO, PLEASE VISIT
48Harcourt.com

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