


917 BATHURST STREET

THE ANNEX

	917 Bathurst St Toronto Ontario M5R3G4 Toronto C02 Annex Toronto 115-17-P SPIS: N Taxes: \$9,723.17 / 2020	List: \$2,799,000 For: Sale
	Semi-Detached Front On: E 3-Storey Acre: Rms: 12 + 4 Bedrooms: 5 + 2 Washrooms: 4 1x3xGround, 1x4x2nd, 1x4x3rd, 1x3xBsmt Lot: 25 x 135 Feet Irreg: Dir/Cross St: Bloor St W / Bathurst St	

MLS#: C4950542 **Contract Date: 10/13/2020** **PIN#: 212290016**
Possession Remarks: Tbd

Kitchens: 3 + 1 Fam Rm: N Basement: Apartment / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Arts Centre, Library, Park, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.92	x 15.48	Open Concept	California Shutters	Hardwood Floor
2	Kitchen	Ground	12.17	x 15.48	Stainless Steel Appl	Centre Island	Hardwood Floor
3	Br	Ground	9.91	x 11.15	Window	Hardwood Floor	
4	2nd Br	Ground	10.43	x 10.66	Window	O/Looks Backyard	Hardwood Floor
5	Living	2nd	16.76	x 15.48	Combined W/Dining	California Shutters	Hardwood Floor
6	Kitchen	2nd	12.92	x 15.48	Stainless Steel Appl	Centre Island	Hardwood Floor
7	Br	2nd	9.32	x 8.07	Window	Hardwood Floor	
8	2nd Br	2nd	10.43	x 10.66	Window	Closet	Hardwood Floor
9	Living	3rd	16.76	x 15.32	Combined W/Dining	California Shutters	Hardwood Floor
10	Kitchen	3rd	11.68	x 11.74	Combined W/Living	Stainless Steel Appl	Hardwood Floor
11	Br	3rd	10.43	x 11.74	Window	W/O To Sundeck	Hardwood Floor
12	Living	Bsmt	16.99	x 14.83	Combined W/Kitchen	California Shutters	Window

Client Remks: You Won't Find Another Investment Property Of This Caliber! Professionally Built And Completed In 2013. 4 Luxury Suites All With 2 Entrances/Exits. Solid White Oak Hardwood Floors. Exposed Brick. Modern Custom Kitchens With Centre Islands And Stainless Steel Appliances. Each Unit Has Its Own Laundry. All Units Separately Metered. All Work Completed With Permits. Private Driveway With Large Detached 2 Car Garage!
Extras: Inclusions: See Sched B For Complete List. All Elfs, Washroom Mirrors, Window Coverings, California Shutters, Gas Burners & Equipment, Air Conditioners, Hot Water Tanks. Exclude: All Tenants' Belongings.