



323 Melrose Avenue

Main Level

<u>Foyer</u>	13'5" x 10'11" 4.09m x 3.33m	<ul style="list-style-type: none">▪ Single Door Entry▪ Brass Door Hardware▪ Parquet Floor▪ 2 Pot Lights▪ Chandelier▪ Honeywell Programmable Thermostat▪ 2 Etched Glass Windows▪ Single Door Closet▪ Closet Rod and Shelf▪ Oak Handrail▪ Oak Pickets▪ Open Riser Oak Staircase
<u>Living Room</u>	19'8" x 13'0" 5.99m x 3.96m	<ul style="list-style-type: none">▪ Sunken▪ Cathedral Ceiling▪ Parquet Floor▪ Picture Windows▪ Wood Burning Fireplace▪ Stone Mantle & Brick Surround▪ Stone Hearth▪ Sliding Glass Doors to Sun Room
<u>Sun Room</u>	16'1" x 12'11" 4.9m x 3.94m	<ul style="list-style-type: none">▪ Double Sliding Door Entry▪ Ceramic Tile Floor▪ Picture Windows▪ Skylights▪ Track Lighting▪ Sliding Door Walk-Out to Patio▪ GE Ductless Heater & Air Conditioner▪
<u>Dining Room</u>	12'11" x 10'5" 3.94m x 3.18m	<ul style="list-style-type: none">▪ Crown Mouldings▪ Parquet Floor▪ Picture Window▪ Chandelier▪ Overlooking Living Room
<u>Kitchen</u>	13'5" x 9'10" 4.09m x 3m	<ul style="list-style-type: none">▪ Single Door Entry▪ Linoleum Tile Floor▪ Picture Window▪ Electric Light Fixture▪ Custom Oak Cabinets▪ Laminate Countertop▪ Ceramic Backsplash▪ Double Stainless Steel Sink▪ Single Lever Stainless Steel Faucet

Prospective Buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.



- Appliances:
 - Whirlpool** Fridge & Freezer
 - Dacor** Built-In Wall Oven
 - Dacor** Cooktop
 - Ventahood** Stainless Steel Exhaust Fan
 - Panasonic** Microwave
- Pantry

Breakfast Area

13'5" x 9'3"
4.09m x 3m

- Linoleum Floor
- Picture Window
- Electric Light Fixture
- Wood Burning Fireplace
- Stone Mantle & Hearth
- Brick Surround
- Open to Kitchen

Laundry Room

14'5" x 7'9"
4.39m x 2.36m

- Single Door Entry
- Entrance From Exterior with Transom
- Linoleum Floor
- Picture Window
- 2 Electric Light Fixtures
- Laundry Tub
- Faucet
- **Maytag** Washer
- **Maytag** Dryer
-

Second Level

Ground Floor to Second Level

- Open Riser Oak Staircase
- Oak Handrail
- Oak Pickets

Hallway

- Oak Hardwood Floor
- 4 Windows
- 3 Electric Light Fixture
- Linen Closet
- Walk-In Closet with Built-In Shelves

Master Bedroom

17'5" x 13'7"
5.31m x 4.14m

- Single Door Entry
- Oak Hardwood Floor
- 2 Picture Windows
- Electric Light Fixture
- Walk-In Closet
- Closet Rod and Shelf



Main Bathroom

5-Piece
7'1" x 6'10"
2.16m x 2.08m

- Ceramic Wainscoting
- Ceramic Tile Floor
- Picture Window
- 2 Halogen Pot Lights
- Vanity Lighting
- Single Vanity with Mirror
- Built-In Medicine Cabinet
- Cultured Marble Countertop & Basin with 8" Brush Nickel Faucet
- Whirlpool Air Tub
- Handheld Shower Faucet
- Ceramic Tub Enclosure
- **Toto** One Piece Toilet

Second Bedroom

14'1" x 10'1"
4.29m x 3.07m

- Single Door Entry
- Oak Hardwood Floor
- Picture Window
- Track Lighting
- Double Door Closet
- Closet Rod and Shelf

Third Bedroom

10'6" x 9'9"
3.2m x 2.97m

- Single Door Entry
- Oak Hardwood Floor
- Picture Window
- Track Lighting
- Double Door Closet
- Closet Rod and Shelf

Lower Level

Ground Floor To Lower Level

- Oak Hardwood Floor
- Oak Staircase
- Oak Handrail
- Oak Pickets

Hallway

- Broadloom
- 2 Pot Lights
- Track Lighting

Recreational Room

19'1" x 12'2"
5.82m x 3.71m

- Sunken
- Broadloom Floor
- 4 Pot Lights
- Gas Fireplace
- Granite Surround & Mantle
- Brick Hearth
- Single Door Closet
- Built-In Bookcase

Prospective Buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.



Bathroom

3-Piece
8'6" x 6'8"
2.59m x 2.03m

- Ceramic Wainscoting
- 3 Halogen Pot Lights
- Single Vanity
- Cultured Marble Countertop & Basin with Single Lever Polished Chrome Faucet
- Glass Shower Door
- Shower Bench
- Handheld Shower Faucet
- Two Piece Toilet
- Exhaust Fan

Bathroom

2-Piece
6'7" x 3'7"
2.01m x 1.09m

- Ceramic Tile Floor
- Pot Light
- Pedestal Sink
- Single Lever Polished Chrome
- Two Piece Toilet

Cold Storage

- Electric light fixture
- Built-In Shelving

Mechanical Room

10'10" x 8'5"
3.3m x 2.57m

- **Carrier** Forced Air Gas Hi-Efficiency Furnace
- **Carrier** Electronic Air Cleaner
- Humidifier
- 3/4" Water Service



Additional Information

<u>Interior Extras</u>	Circuit Breakers (100 Amp), 3.25" Baseboards, 2.25" Casing And Backbend, Brass Door Hardware & Hinges & Alarm System.
<u>Exterior Extras</u>	Brick & Siding Exterior, Asphalt Shingle Roof, Interlocking Walkway, Liftmaster Automatic Garage Door Opener, Remotes And Digital Pad, Steel Insulated Garage Door, Exterior Light Fixtures, Interlocking Driveway, Central Air Conditioning, Fenced Yard & Top Soil and Sod.
<u>Exclusions</u>	Hot Water Tank (Rental)
<u>Schools</u>	Elementary – John Wanless Jr PS Intermediate – Glenview Sr PS Secondary – Lawrence Park CI / Northern SS
<u>Possession</u>	30 Days/TBA
<u>Mortgage</u>	Treat As Clear As Per Vendor
<u>Legal Description</u>	LOT 123, PLAN 1706 ; NORTH YORK ; SUBJECT TO EXECUTION 92-009960, IF ENFORCEABLE. ; , CITY OF TORONTO
<u>Lot Size</u>	50' x 150' as per Survey
<u>Garage</u>	Built-In Single Car
<u>Drive</u>	Private Drive
<u>Heating</u>	Forced Air Gas Heating & Central Air Conditioning
<u>Taxes</u>	\$9,936.29/2017
<u>Price</u>	\$3,390,000

Prospective Buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.



Thank you for coming to view this property today. If you have any questions regarding this property or other properties in the neighborhood, please do not hesitate to ask.

Notes:

Would you like to know what your house is worth in today's market?
Call anytime for a free market evaluation, at no obligation to you.

Robert Greenberg

#1 Sales Representative
416-543-1507

Info@Robertgreenberg.Com
Robertgreenberg.Com

#1 Real Estate Sales Representative
At Harvey Kalles 2004

&

Andre Kutyan

Sales Representative
(416) 451-2642

Andre@Harveykalles.Com
Www.Andrekutyan.Com

Harvey Kalles Real Estate Ltd.
Diamond Award Winner 2017

Harvey Kalles Real Estate Ltd., Brokerage
#1 Independent Office on The Toronto Real Estate Board
In Dollar Value and Number Of MLS Listings Sold.

Have a nice day!

Prospective Buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.