

59 Brooklyn Avenue

LESLIEVILLE

	59 Brooklyn Ave		List: \$1,399,000 For: Sale
	Toronto Ontario M4M2X4		
Toronto E01 South Riverdale Toronto 120-23-S			
SPIS: N		Taxes: \$5,798.51 / 2021	DOM: 0
Semi-Detached		Front On: E	Rms: 7 + 1
2 1/2 Storey		Acre:	Bedrooms: 4
			Washrooms: 3
			1x4x2nd, 1x4x2nd, 1x2xMain
Lot: 15.33 x 120.25 Feet Irreg:			
Dir/Cross St: Queen St E And Brooklyn Ave			

MLS#: E5594559	Contract Date: 4/28/2022	PIN#:
Possession Remarks: 60/90/Tbd		

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: None / 0.0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 1.0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	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, Park, Public Transit, Rec Centre, School	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Garden Shed
Laundry Lev: Main		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.25	x 11.68	Hardwood Floor	Pot Lights	Window
2	Dining	Main	10.00	x 11.84	Hardwood Floor	Open Concept	Electric Fireplace
3	Kitchen	Main	17.84	x 9.51	Stone Counter	Stainless Steel Appl	Eat-In Kitchen
4	Prim Bdrm	2nd	12.23	x 8.40	4 Pc Ensuite	Vaulted Ceiling	W/I Closet
5	2nd Br	2nd	10.82	x 11.58	Hardwood Floor	Window	Large Closet
6	3rd Br	2nd	8.50	x 8.59	Hardwood Floor	Window	Closet
7	4th Br	3rd	13.32	x 11.84	Hardwood Floor	Window	B/I Closet
8	Utility	Bsmt	47.49	x 11.48			

Client Remks: No Sleep Til Brooklyn! Sleep Soundly In This Meticulously Restored Victorian On Leslieville's Most Coveted Street. Extensively Renovated With Permits, Attention To Detail, Quality Craftsmanship, And Timeless Design. Big, Bright, Airy, Gorgeous! 4 Bedrooms, 3 Bathrooms Including Main Floor Powder Room. Stylish And Functional Kitchen, Beautifully Landscaped Front + Rear Yards And 1 Car Parking. This Beauty Checks All The Boxes. Steps To All That Is Leslieville!

Extras: Inclusions: Fridge, Stove, B/I Dishwasher, B/I Microwave, Hoodvent, Dryer And Steam Washer, Furnace, A/C, Hwt, Electric Light Fixtures... See Schedule B For Full List Of Inclusions/Exclusions. See Attachment For List Of Upgrades/Renovations

Listing Contracted With: RE/MAX HALLMARK REALTY LTD., BROKERAGE Ph: 416-465-7850