


# 13 Empire Avenue

LESLIEVILLE

	<b>13 Empire Ave</b> <b>Toronto Ontario M4M2L3</b> Toronto E01 South Riverdale Toronto 120-22-S <b>SPIS: N</b> <b>Taxes: \$4,625.37 / 2021</b>	<b>List: \$1,249,000 For: Sale</b>  <b>DOM: 0</b>
	Semi-Detached <b>Front On: E</b> 2 1/2 Storey <b>Acre:</b>	<b>Rms: 7 + 2</b> <b>Bedrooms: 3</b> <b>Washrooms: 1</b> 1x4x2nd
<b>Lot: 15.67 x 89 Feet Irreg:</b> <b>Dir/Cross St: Queen St E/Logan Ave</b>		

MLS#: E5539159      Contract Date: 3/17/2022      PIN#:  
 Possession Remarks: 30/60/Tba

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick Front / Vinyl Siding <b>Drive:</b> None <b>Gar/Gar Spcs:</b> None / 0.0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fenced Yard, Library, Park, Public Transit, Rec Centre, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.97	x 20.47	Hardwood Floor	Open Concept	Window
2	Dining	Ground	10.07	x 10.50	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Ground	14.92	x 11.41	Quartz Counter	Centre Island	Stainless Steel Appl
4	Family	Ground	10.43	x 8.99	Hardwood Floor	W/O To Deck	Window
5	Prim Bdrm	2nd	13.25	x 13.48	Bay Window	Hardwood Floor	Double Closet
6	2nd Br	2nd	11.09	x 11.48	Hardwood Floor	Juliette Balcony	Double Closet
7	3rd Br	3rd	15.74	x 13.48	W/O To Sundeck	Skylight	B/I Closet
8	Rec	Bsmt	23.58	x 13.15	Broadloom	Window	Pot Lights
9	Utility	Bsmt	16.07	x 11.15			

**Client Remks:** Empire State Of Mind! This Home Will Make You Feel Brand New, Queen East Will Inspire You! Welcome Home To This Bright And Spacious 2.5 Storey Beauty In The Heart Of Leslieville! Open Concept Main Floor W/ Custom Eat-In Kitchen And Family Room Overlooking A Low-Maintenance Back Yard. Large Bedrooms With Plenty Of Closet Space Including A 3rd Floor Retreat That Walks Out To Private Roof Top Deck. Steps To Shops/Restos On Queen East, Parks, Ttc, Highways.

**Extras:** Incl: Stainless Steel: Fridge, Gas Range, B/I Dishwasher, Micro, Hood Vent. Steam Washer And Dryer, Furnace, A/C, 3rd Floor Wall Unit, Nest Thermostat, All Elfs. Excl: All Mirrors Except Bathroom Mirror, 4 Marble Shelves On Main Floor.

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