

	103 Manning Ave		List: \$1,699,000 For: Sale
	Toronto Ontario M6J2K6		
Toronto C01 Trinity-Bellwoods Toronto 120-17-S			
SPIS: N		Taxes: \$8,137.98 / 2020	DOM: 1
Detached		Front On: E	Rms: 4
Link: N		Acre:	Bedrooms: 4 + 1
2-Storey			Washrooms: 3
			1x4x2nd, 1x4xMain, 1x3xBsmt
Lot: 25 x 135 Feet Irreg:			
Dir/Cross St: Queen St W & Manning Ave			

MLS#: C4876558 Contract Date: 8/19/2020 PIN#:
 Possession Remarks: Tba

Kitchens: 1 + 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Front Yard	Cable TV:
Basement: Finished / Sep Entrance	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:	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev:		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	5.16	x 3.78	Gas Fireplace	Hardwood Floor	Bay Window
2	Dining	Main	3.86	x 3.89	Large Window	Hardwood Floor	Open Concept
3	Kitchen	Main	4.52	x 3.66	Quartz Counter	Stainless Steel Appl	W/O To Patio
4	Family	Main	6.65	x 3.99	Pot Lights	Hardwood Floor	W/O To Yard
5	Master	2nd	4.95	x 3.51	Bay Window	Hardwood Floor	Double Closet
6	2nd Br	2nd	3.81	x 3.05	Large Window	Hardwood Floor	Large Closet
7	3rd Br	2nd	3.61	x 3.07	Large Window		
8	4th Br	2nd	2.69	x 2.06	Large Window		
9	Living	Lower	3.96	x 3.45	Open Concept	Double Closet	
10	Kitchen	Lower	3.12	x 2.51	Renovated		
11	Br	Lower	4.01	x 3.12	Double Closet		
12	Other	Lower	7.47	x 5.00	Hardwood Floor	Skylight	W/O To Yard

Client Remks: Lose Your Heart To Trinity Bellwoods Park. This Detached Victorian Is A Showstopper. Original Architectural Details Married To Modern Design. Light-Filled Main Floor With Vaulted Ceilings, Crown Mouldings And Gas Fireplace. During A Time When Sep Spaces Are Coveted, This Home Has A Beautifully Finished 470Sf Studio Building In The Yard! Work From Home? Homeschool Your Kids? Plus A Garden Oasis In The City, A Bsmt Suite And Best Of Queen/Dundas W Out Your Door

Extras: See Virtual Tour Property Video To Be Added Soon. Pls See Schedule B For List Of Incl/Exclusions. Buyer/B/A To Verify Taxes & Rm Measurements.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE Ph: 416-925-9191