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## MLS Listing - 45 Hepworth Dr., Etobicoke



**45 Hepworth Dr**  
**Toronto Ontario M9R 3W1**  
 Toronto W09 Willowridge-Martingrove-Richview Toronto  
**SPIS:** N **Taxes:** \$3,619.36/2024  
**List: \$999,000 For: Sale**  
**Semi-Detached** **Front On:** E **Rms:** 8 + 2  
**Link:** **Acre:** **Bedrooms:** 4  
**2-Storey** **Washrooms:** 3  
 1x2xMain, 1x3x2nd, 1x4x2nd  
**Lot:** 30 x 120 Feet **Irreg:**  
**Dir/Cross St:** Eglinton Ave. W. & Martin Grove Rd.

**MLS#:** W12052893 **PIN#:** 074450433

**Possession Remarks:** TBD

<b>Kitchens:</b>	1	<b>Exterior:</b>	Alum Siding / Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Sep Entrance	<b>Gar/Gar Spcs:</b>	Attached / 1	<b>Hydro:</b>	
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	1	<b>Gas:</b>	
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Phone:</b>	
<b>A/C:</b>	None	<b>UFFI:</b>		<b>Water:</b>	Municipal
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Water Supply:</b>	
<b>Apex Age:</b>		<b>Energy Cert:</b>		<b>Sewer:</b>	Sewers
<b>Apex Sqft:</b>		<b>Cert Level:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>GreenPIS:</b>		<b>Farm/Agr:</b>	
<b>POTL:</b>		<b>Prop Feat:</b>		<b>Waterfront:</b>	
<b>POTL Mo Fee:</b>				<b>Retirement:</b>	
<b>Elevator/Lift:</b>				<b>Oth Struct:</b>	
<b>Laundry Lev:</b>	Lower				
<b>Phys Hdcap-Eqp:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	17.09	x 7.35	Hardwood Floor	Quartz Counter	Eat-In Kitchen
2	Dining	Main	11.52	x 7.84	Hardwood Floor	W/O To Yard	Combined W/Living
3	Living	Main	14.76	x 12.99	Hardwood Floor	Pot Lights	Combined W/Dining
4	Prim Bdrm	2nd	11.52	x 9.32	Hardwood Floor	3 Pc Ensuite	Closet
5	2nd Br	2nd	12.66	x 8.99	Hardwood Floor	Closet	
6	3rd Br	2nd	11.25	x 9.15	Hardwood Floor	Closet	
7	4th Br	2nd	11.52	x 8.99	Hardwood Floor	Closet	
8	Rec	Bsmt	21.92	x 12.66	Vinyl Floor	Open Concept	Pot Lights
9	Office	Bsmt	12.76	x 10.93	Vinyl Floor	Open Concept	Pot Lights

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Extensively Renovated 4 Bedroom & 3 Bath Semi-Detached Home with Separate Entrance to Finished Bsmt & Many, Many Updates! 2. Stunning Updated Kitchen with Modern 2-Tone Cabinetry, Quartz Countertops & Backsplash, New Stainless Steel Appliances & Breakfast Area with Large Front Window. 3. Generous Open Concept Living Room & Dining Room with Pot Lights & W/O to Backyard. 4. Updated 4pc Main Bath & 4 Good-Sized Bedrooms on 2nd Level, with Primary Bedroom Boasting Updated 3pc Ensuite with Large Shower. 5. Separate Entrance to Finished Bsmt with New Vinyl Flooring Featuring Rec Room & Office Area Plus Laundry Facilities with New Washer & Dryer. All This & More! Freshly Painted & Move-in Ready! New Front Door. Classy Updated 2pc Powder Room Completes the Main Level. New Engineered Hdwd Flooring Thru Main & 2nd Levels. Updated Staircase. Great Space with 1,382 Sq.Ft. Plus Finished Basement. Private Backyard Backing onto School Property & Westwood Park! Fabulous Commuters Location Just Minutes to Pearson Airport and Hwys 401, 427 & 409, Plus Great Access to Parks & Trails, Schools, Congress Centre, Shopping, Restaurants & Many More Amenities!

**Extras:**

**Listing Contracted With:** REAL ONE REALTY INC. **Ph:** 905-281-2888

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