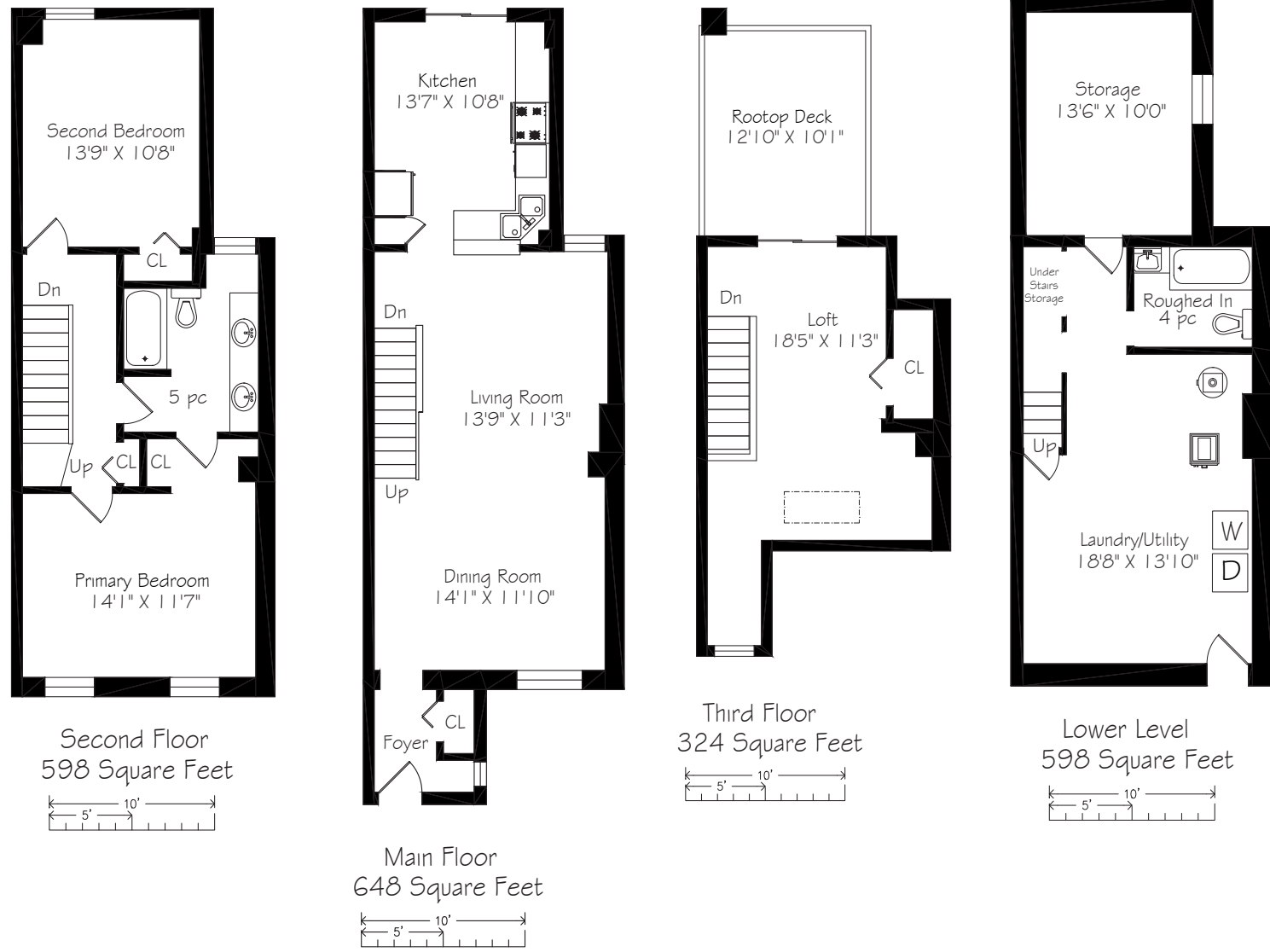




21 West Avenue



LOT SIZE: 15 x 100 feet
BEDROOMS: 3
PARKING: 1 legal front parking spot (annual fee)
TAXES: \$4,479.79/2020
BATHROOMS: 1x5, roughed-in 1x4
POSSESSION: 60-90 days/TBA

Signature Realty
IND. OWNED & OPERATED BROKERAGE

EXCEEDING YOUR EXPECTATIONS
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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



IN YOUR NEIGHBOURHOOD

- Steps to Leslieville shops & restaurants
- TTC at your doorstep
- Jimmie Simpson Park
- Jimmie Simpson Recreation Centre
- Minutes to DVP & Gardiner Expressway
- Easy access to Downtown Toronto
- Riverdale Park East with public pool
- Riverdale Public Library
- Dundas Junior Public School - JK to Gr. 5 & offers French programming
- Queen Alexandra Middle School- Gr. 6-8
- Riverdale Collegiate Institute Gr. 9-12
- Danforth Collegiate & Technical Institute Gr. 9-12

FRONT EXTERIOR

- Interlocking brick parking pad (annual fee)
- Separate entrance to lower level

FOYER

- Parquet hardwood flooring
- Glass block windows
- Coat closet

DINING ROOM

- Open concept
- Parquet hardwood flooring
- Mirrored accent wall
- Large picture window
- Overlooks West Avenue
- Pot lights
- Halogen track lighting

LIVING ROOM

- Open concept
- Parquet hardwood flooring
- Halogen track lighting
- Overlooks backyard

KITCHEN

- Hardwood flooring
- Sliding door walk-out to back deck & garden
- Eat-in breakfast nook with built-in table
- Breakfast bar countertop
- Overlooks Living Room
- Built-in pantry
- Halogen track lighting
- Stainless-steel double corner sinks
- Built-in Kenmore dishwasher 'as is'
- Whirlpool fridge 'as is'
- Four burner gas stove 'as is'
- Built-in stove vent 'as is'

SECOND LEVEL

- Broadloom
- Closet

PRIMARY BEDROOM

- Broadloom
- Vaulted ceiling
- Two windows overlooking West Avenue
- Closet
- Exposed brick
- Access to five piece bathroom

5 PIECE BATHROOM

- Large vanity with two sinks
- Ceramic tile flooring & surround
- Large soaker tub
- Overlooks backyard

BEDROOM

- Broadloom
- Overlooks back garden
- Exposed brick
- Closet

THIRD LEVEL

- Loft
- Skylight
- Vaulted ceiling
- Ceiling fan
- Extra-large closet
- Sliding door walk-out to private wooden deck
- Overlooks backyard and West Avenue
- Exposed brick
- Cork accent wall

LOWER LEVEL

- Unspoiled
- Separate entrance
- Kenmore washer & dryer 'as is'
- Closet
- Storage under stairs
- Large walk-in storage room
 - Above-ground window
 - Built-in shelving
- Roughed in 4 piece bathroom

BACKYARD

- Raised wooden deck
- Fenced yard
- Stone garden
- Flagstone patio
- Mature trees and shrubs