

	116 Rhodes Ave		List: \$689,000 For: Sale
	Toronto Ontario M4L3A1		
Toronto E01 Greenwood-Coxwell Toronto 121-25-S			
Taxes: \$3,250.40 / 2020		SPIS: N	Last Status: New
LT 1 PL 401E TORONTO T/W CT682771;CITY OF DOM: 0 TORONTO			
Att/Row/Twnhouse	13.58 x 110 Feet Irreg:	Rms: 5	
2-Storey	Front On: W	Bedrooms: 2	
	Acre:	Washrooms: 1	
		1x3xMain	
Dir/Cross St: Dundas/Coxwell			

MLS#: E4952107 Sellers: MURRAY, JOSHUA & TIMLOCK, ERICA Contact After Exp: N
 Holdover: 90 Possession Remarks: flex Occup: Owner
 PIN#: ARN#:

Kitchens: 1	Exterior: Alum Siding /	Zoning:
Fam Rm: N	Stucco/Plaster	Cable TV: Y
Basement: None	Drive: None	Hydro: Y
Fireplace/Stv: N	Gar/Gar Pk Spcs: None / 0	Gas: Y
Heat: Forced Air / Gas	Drive Pk Spcs: 0	Phone: Y
A/C: Central Air	Tot Pk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft:	Energy Cert:	Spec Desig: Unknown
Assessment:	Cert Level:	Farm/Agr:
POTL:	GreenPIS:	Waterfront:
Elevator/Lift: N	Prop Feat:	Retirement:
Laundry Lev: Main		Oth Struct:
Phys Hdcp-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	6.23	x 3.89	Laminate	Combined W/Dining	Large Window
2	Dining	Main	6.23	x 3.89	Laminate	Combined W/Living	Open Concept
3	Kitchen	Main	3.1	x 3.74	Laminate	Quartz Counter	Stainless Steel Appl
4	Master	2nd	3.93	x 2.99	Laminate	Closet	Window
5	2nd Br	2nd	3.53	x 2.99	Laminate	Large Closet	Window

Client Remks: A home in the city to call your own. Updated throughout to fit your modern living needs. The open concept main floor has excellent flow while still providing excellent storage options. Second floor bedrooms provide privacy and seclusion from the main living space. The backyard is private and complete with a fully fenced in space, new deck and a storage shed, perfect for quiet and privacy or entertaining...and that will be a thing again!

Extras: SS Stove, SS Fridge, SS BI Dishwasher, SS Microwave / Hoodvent, Stacked washer / Dryer, Garden Shed, All ELF's, All Window Coverings, GB&E, AC&E, Hotwater Tank (R), Exclude Kitchen and Master Bedroom wooden shelves and cast brackets.

Brkage Remks: Sellers have temporarily relocated to allow for easy and safe showing schedule. Pre-inspection available by request. Offers gratefully accepted at 2:00pm on Tuesday October 20. Please register by 1:00. Please email to chris@halyardgroup.ca

Mortgage Comments: TAC

RE/MAX HALLMARK REALTY LTD., BROKERAGE Ph: 416-462-1888 Fax: 000-000-0000
 724 Pape Avenue Toronto M4K3S7
 CHRIS COOK, Salesperson 416-435-8324

Contract Date: 10/14/2020	Condition:	Ad: Y
Expiry Date: 2/14/2021	Cond Expiry:	Escape:
Last Update: 10/14/2020	CB Comm: 2.5% + HST	Original: \$689,000