



RANDY YETMAN, FRI, MVA, Broker & Appraiser, *since 1975*
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9
off. **416-769-1616** cell. **416-460-9236**
randy@randyyetman.com www.RandyYetman.com



proudly presents;
53 Victor Avenue, "MIMICO"
Offered at \$750,000.



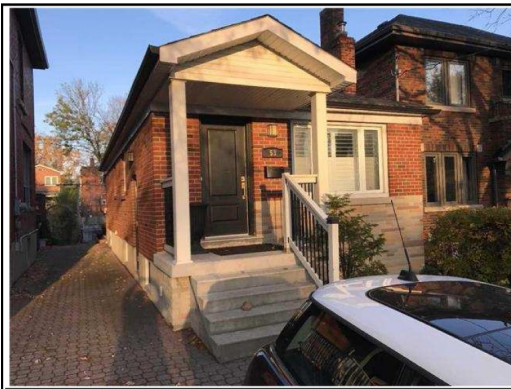
STEPS TO "GO" Train, TTC & Park! **ALL NEW (rebuilt a few years ago) HOME!**

- **RENOVATED HOME**
- **Unique designed layout**
- **2 + 1 Bedrooms**
- **2 bathrooms**
- **Kitchen walk-out to deck.**
- **Open Concept basement**
- **oversized wood deck (2016)**
- **QUIET TREE-LINED STREET**
- **Desirable MIMICO neighbourhood.**

Using a
SmartPhone with
a QR Code scan-
ning application,
scan my code. It
will link you to my
mobile friendly
website for this
property.



Errors and Omissions excluded.



53 Victor Ave
Toronto Ontario M8V2L8
 Toronto W06 Mimico Toronto 119-9-T
Taxes: \$3,061.01 / 2016 **SPIS: N** **Last Status: New**
 Part Lot 235 Of Plan M77 **DOM: 1**

Detached **Front On: E** **Rms: 3 + 4**
 Bungalow **Acre:** **Bedrooms: 2 + 1**
Lot: 25 x 132 Feet **Washrooms: 2**
Irreg: Fenced Yard 1x4xMain, 1x3xLower
Dir/Cross St: Royal York + Cavell

MLS#: W3657811 **Sellers: Matthew Cichy** **Contact After Exp: N**
Open House: 11/19/2016 **From: 2:00** **To: 4:00**
Holdover: 90 **Possession: 30-40 Days** **Occup: Owner**
PIN#: 076310014 **ARN#: 191905135001500**

Kitchens: 1	Exterior: Brick	Zoning: Res
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Finished / Sep Entrance	Garage: None / 0.0	Hydro:
Fireplace/Stv: N	Park Spcs: 2	Gas:
Heat: Forced Air / Gas	UFFI:	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac:	Energy Cert:	Water Supply:
Apx Age:	Cert Level:	Sewer: Sewers
Apx Sqft: 700-1100	GreenPIS:	Spec Desig: Unknown
Assessment: 445000 / 2012	Prop Feat: Fenced Yard, Park,	Farm/Agr:
Elevator/Lift:	Public Transit	Waterfront:
Laundry Lev: Lower		Retirement:
Phys Hdcp-Eqp:		Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	4.90	x 4.10	Hardwood Floor W/O To Deck Granite Counter
2	Living	Lower	6.30	x 3.90	Laminate Pot Lights Above Grade Window
3	Master	Main	3.95	x 3.05	Double Closet Pot Lights Hardwood Floor
4	2nd Br	Main	4.20	x 2.25	Pocket Doors B/I Desk Closet
5	3rd Br	Lower	4.85	x 3.27	Broadloom Double Closet Above Grade Window
6	Laundry	Lower	2.80	x 2.45	Unfinished
7	Cold/Cant	Lower			Unfinished 3 Pc Bath

Client Remks: All New (Renovated/Rebuilt A Few Years Ago) Brick Bungalow - A Must See! Unique Design! Located In Desirable Mimico Neighbourhood On Quiet Tree-Lined Street. Short Walk To "Go" Train, Ttc, Park & Schools. Turnkey - Move In For Christmas + Enjoy! Large Kitchen Includes Granite Counters, S/S Appliances & Walk-Out To Large Wood Deck (New 16'). Great Home For Entertaining! A Must See!

Extras: Stainless Steel Fridge, Stove & Dishwasher, Washer + Dryer, Hi-Eff Gas Furnace, Central Air, Gas Hwt (O), Light Fixtures, Pot Lights, 2 Level Wood Deck (16'), Gas Bbq Hook-Up, Window Blinds, 12V Deck Lights, Interlock Driveway + Front

Brkage Remks: Attach Schedule B + Copy Of Deposit (C/C Or B/D) To All Offers. Presenting Offers Thursday Nov 24th 7:30Pm. Please Register (Form 801) Via Email To Randy@Randyetman.Com By 6:Pm.

Mortgage Comments: Treat As Clear... Per Seller

A few years ago, this home was completely gutted and re-built. During the renovations, all wiring, plumbing and HVAC, mechanical, bathrooms, kitchen & finishes throughout were replaced. It's just like a new home!

Enjoy worry free living in this raised detached bungalow located on a picturesque tree-lined street in this desirable South MIMICO neighbourhood.

Walking distance to "GO" Train, TTC, park and school.

53 Victor Avenue, "MIMICO"



RENOVATED KITCHEN includes stained wood cabinetry, stainless steel appliances, granite counters, pot lights, hardwood flooring and a walk-out to the wood deck and big back yard.



Lower level living room is a great space to relax and/or entertain. Includes pot lights, laminate flooring throughout.



Master bedroom includes pot lights, hardwood flooring, double closet and California shutters.



Lower level 3rd bedroom includes wall-wall broadloom, double closet, pot lights and 2 above grade windows.

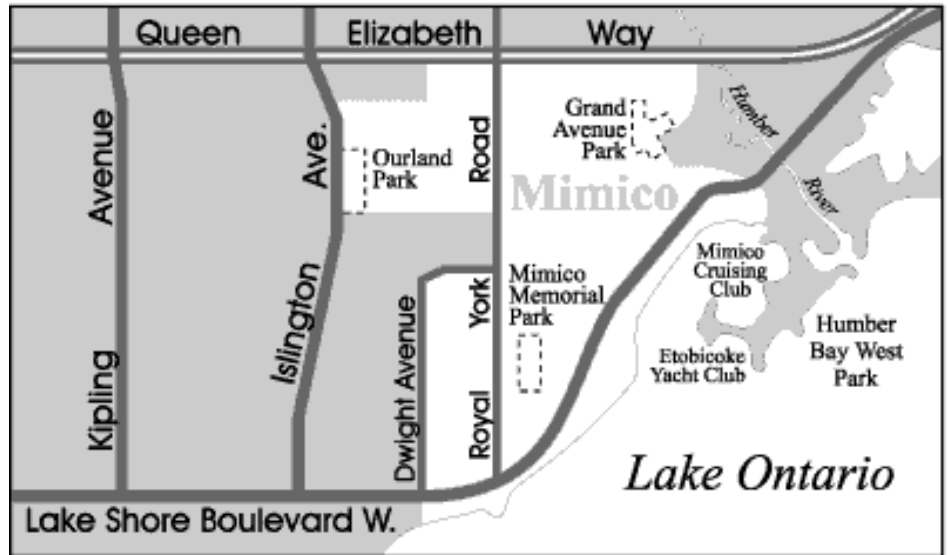


This home includes two bathrooms. This lower level bathroom includes granite counter top vanity and an oversized glass door shower.



This fabulous oversized wood deck is a great outdoor space to relax and/or entertain. It was just built in Sept. 2016.

Welcome to
Mimico



Mimico is the gateway to Toronto's west-end waterfront neighbourhoods. This established community is well known for its scenic lakefront parks and excellent recreational facilities. Mimico is within a short commute of downtown Toronto and features its own Go Transit train station located on Royal York Road.

Mimico residents come out in droves to show their community spirit at a number of local events including the annual "Lakeshore Community Festival" and the Etobicoke-Lakeshore Christmas Parade. There is also an annual "Mimico Festival" held every August in Amos Waites Park. This event is always followed by a kite flying contest held the next day at Humber Bay Park.



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Thinking of moving? - Call Randy today, and start packing!

- Full time Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 1% of TREB's 44,000 Realtors.
- "Top Ten" Realtor RE/MAX West (High Park), past 10 years.
- Islington Rangers Soccer team sponsor, since 2007.
- Queensway Canadian Hockey, team sponsor.
- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children's Miracle Network



**Children's
Miracle Network
Hospitals**

