



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**
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proudly presents;
65 STEVNHARRIS DRIVE, Toronto



MARKLAND WOODS BUNGALOW

Quick access to Hwy's 427, 401 + QEW!

- **Desirable Markland Woods location!**
- **Large 45' x 127' LOT with WEST FACING yard.**
- **Freshly painted—clean & ready to move in!**
- **3 Bedrooms and 2 Bathrooms**
- **FINISHED BASEMENT with Gas Fireplace**
- **Large Covered patio, at rear**
- **Numerous Updates: shingles, windows & furnace.**
- **Attached garage with hydro + Garage Opener.**



65 Stevenharris Dr **List: \$850,000 For: Sale**
Toronto Ontario M9C1V2
 Toronto W08 Markland Wood Toronto 113-4-Q
SPIS: N **Taxes: \$3,612.60 / 2017** **DOM: 0**

Detached **Front On: W** **Rms: 6 + 3**
 Bungalow **Acre:** **Bedrooms: 3**
Washrooms: 2
 1x4xMain, 1x3xBsmt

Lot: 45 x 127 Feet Irreg: Fenced Yard
Dir/Cross St: Bloor - Renforth

ILS#: W4133085 **Contract Date: 5/18/2018** **Possession: 30 Days - Tba** **PIN#: 075650117**

Kitchens: 1	Exterior: Brick / Stone	Zoning: Res.
Basement: N	Drive: Private	Cable TV:
Fireplace/Stv: Finished / Sep Entrance	Gar/Gar Spcs: Attached / 1.0	Hydro:
Heat: Y	Drive Park Spcs: 2	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Approx Age:	Energy Cert:	Sewer: Sewers
Approx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment: 660000 / 2016	GreenPIS:	Farm/Agr:
MOULT:	Prop Feat: Golf, Hospital, Level,	Waterfront:
MOULT Mo Fee:	Public Transit, School	Retirement:
Elevator/Lift:		Oth Struct: Garden Shed
Laundry Lev:		
Phys Hdcap-Eqp:		

<u>Room</u>	<u>Level</u>	<u>Length (m)</u>	<u>Width (m)</u>	<u>Description</u>		
1 Living	Main	5.90	x 3.65	Picture Window	O/Looks Backyard	Open Concept
2 Dining	Main	2.80	x 1.80	L-Shaped Room	O/Looks Backyard	W/O To Patio
3 Kitchen	Main	4.30	x 2.50	Eat-In Kitchen	Family Size Kitchen	
4 Master	Main	4.00	x 3.10	Double Closet	O/Looks Backyard	Ceiling Fan
5 2nd Br	Main	2.90	x 2.85	Closet	Broadloom	Ceiling Fan
6 3rd Br	Main	3.60	x 2.55	Closet	Broadloom	Ceiling Fan
7 Family	Bsmt	9.40	x 3.70	Open Concept	Above Grade Window	Gas Fireplace
8 Workshop	Bsmt	5.20	x 3.60	Unfinished	B/I Shelves	
9 Laundry	Bsmt			Unfinished	Above Grade Window	
10 Other	Bsmt					

Client Remks: Desirable Markland Woods Location On Quiet Street. Large West Facing Fenced Yard. Clean + Freshly Painted: Ready To Move In! Quick Easy Access To Hwy's 427, 401 + Qew!

Extras: Existing 'As Is' Sauna, Fridge, Stove, Dishwasher, Washer & Dryer. Hi-Eff Gas Furnace (14'), Central Air, Elf's, 5 Ceiling Fans, Broadloom (M/F Over Hardwood) W/Laid, Huge Covered Rear Patio, Garden Shed, Gdo & Thermal Windows. Ghwt(R).



Large "OPEN" Living Room includes WALL OF WINDOWS. Hardwood Flooring (under broadloom)



"L" Shaped Living—Dining Room area. Dining room walk-out to yard.

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KITCHEN includes 3 appliances, pantry and large work area for food prep.



KITCHEN also includes separate FAMILY SIZED eating area



MASTER BEDROOM includes broadloom (over hardwood floors), ceiling fan and double closet. It overlooks yard!



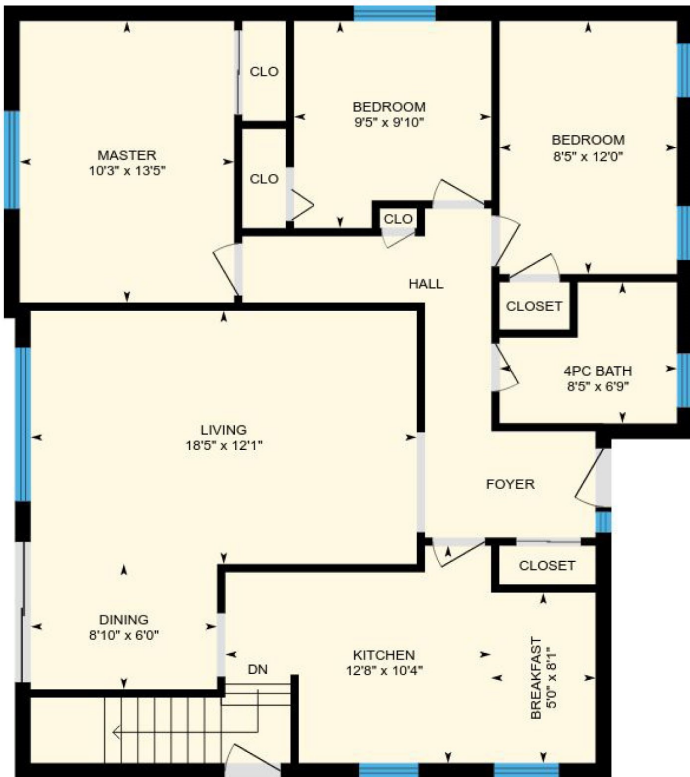
EXPANSIVE lower-level family room includes gas fire-place and above-grade windows!



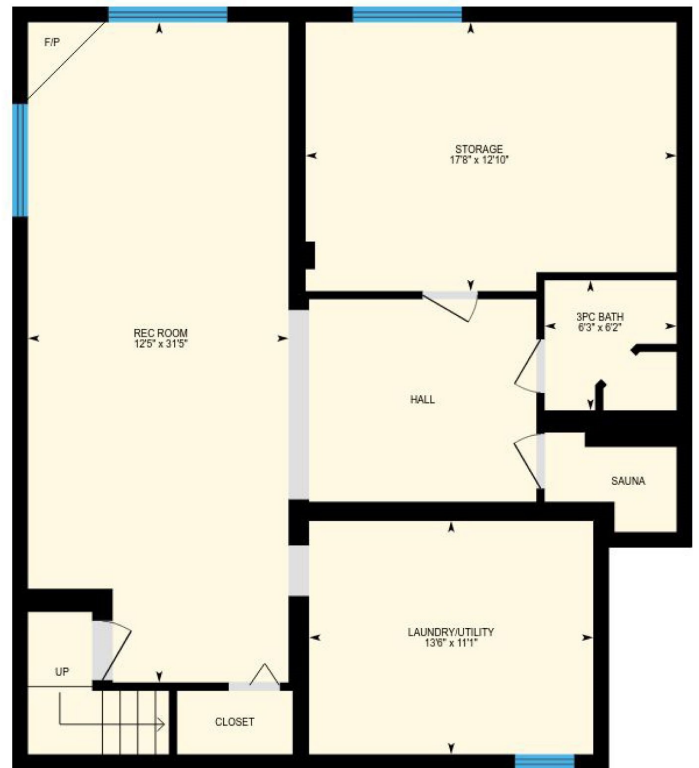
Expansive wood paneled lower level family room includes gas fireplace with stone mantle.



Wood paneled lower level dining room.



Main floor
Exterior Area 1135 sq ft



Basement (Below Grade)
Exterior Area 1135 sq ft

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



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- Full time Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 1% of TREB's 50,000 Realtors.
- "Top Ten" Realtor RE/MAX West (High Park), past 10 years.
- Islington Rangers Soccer team sponsor,
- 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



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