


# 4 Bushell Avenue

LESLIEVILLE

	<b>4 Bushell Ave</b> <b>Toronto Ontario M4M3B7</b> Toronto E01 South Riverdale Toronto 120-23-R <b>SPIS: N</b> <b>Taxes: \$3,843.27 / 2021</b>	<b>List: \$799,000 For: Sale</b>  <b>DOM: 0</b>
	Semi-Detached <b>Front On: W</b> 2-Storey <b>Acre:</b>  <b>Rms: 5</b> <b>Bedrooms: 2</b> <b>Washrooms: 1</b> 1x4x2nd  <b>Lot: 14.83 x 136 Feet Irreg: Full Legal Description In Schedule B</b> <b>Dir/Cross St: Jones Ave And Gerrard St E</b>	

MLS#: E5585363      Contract Date: 4/21/2022      PIN#:

<b>Possession Remarks: Tbd</b>	
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> None <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> Detached / 1.0 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Cul De Sac, Fenced Yard, Library, Park, Public Transit, School
	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.07	x 8.66	Hardwood Floor      Window
2	Dining	Main	12.17	x 12.23	Hardwood Floor
3	Kitchen	Main	9.91	x 12.76	Window      W/O To Yard
4	Prim Bdrm	2nd	12.07	x 10.76	Hardwood Floor      O/Looks Park      Closet
5	2nd Br	2nd	11.68	x 12.76	Hardwood Floor      Closet      Window
6	Other	Bsmt	27.49	x 12.17	

**Client Remks:** Opportunity Knocks On Bushell Ave! Here's Your Chance To Design And Renovate To Your Taste In Leslieville. This Wonderful Semi-Detached Home Sits On An Extra Deep 136 Foot Lot On The Quiet And Tree-Lined Bushell Ave, Directly Across The Street From The Riverdale C.I. Playing Field And Daycare. Steps To Trendy Gerrard St. E For Shopping, Bars, And Restaurants. Easy Access To Parks, Ttc/Dvp/Lakeshore. Potential For Laneway Suite (See Attachment For Lanescape Report).

**Extras:** Property Being Sold In "As-Is" Condition. Inclusions - All In "As-Is" Condition: Gas Stove, Refrigerator, Washing Machine And Laundry Sink, Boiler System, Hot Water Tank (Rental), Window Coverings, All Electrical Light Fixtures.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD., BROKERAGE **Ph:** 416-465-7850