

	18 Moynes Ave Toronto Ontario M8Y 3B6 Toronto W07 Stonegate-Queensway Toronto SPIS: N Taxes: \$6,709.38 / 2023	List: \$1,599,000 For: Sale DOM: 0
	Detached Front On: W Rms: 10 + 1 Link: N Acre: Bedrooms: 4 + 1 2-Storey Washrooms: 5 Lot: 42 x 121 Feet Irreg: 1x2xGround, 2x9xBsmt, 2x6 Dir/Cross St: Queensway & Royal York	

MLS#: W6656176 Contract Date: 7/11/2023 PIN#: 075050169
 Assignment: N Fractional Ownership: N
 Possession Remarks: 25-30 Days TBD

Kitchens: 2 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 2000-2500 Assessment: 2023 POTL: N POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp: N	Exterior: Brick / Shingle Drive: Private Gar/Gar Spcs: Detached / 2.0 Drive Park Spcs: 5 Tot Prk Spcs: 7.0 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Hospital, Park, Public Transit, River/Stream, School	Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: N Oth Struct: Garden Shed
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#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main	3.42	x 4.90	2 Pc Bath B/I Closet California Shutters
2	Kitchen	Main	5.40	x 3.41	B/I Appliances Quartz Counter Custom Backsplash
3	Dining	Main	5.40	x 3.45	California Shutters Hardwood Floor Crown Moulding
4	Living	Main	5.50	x 5.65	Gas Fireplace B/I Bookcase Sliding Doors
5	Prim Bdrm	2nd	4.65	x 5.50	7 Pc Ensuite Balcony W/I Closet
6	2nd Br	2nd	3.25	x 4.61	B/I Closet Bay Window California Shutters
7	3rd Br	2nd	4.00	x 3.61	Closet Bay Window California Shutters
8	Bathroom	2nd	3.35	x 1.50	4 Pc Bath
9	4th Br	Bsmt	4.48	x 4.01	3 Pc Bath Above Grade Window Combined W/Rec
10	Other	Bsmt	8.60	x 7.50	Walk-Out 3 Pc Bath Combined W/Kitchen

Client Remks: Moving to Moynes! Your monumental opportunity to own a home in the sought-after Stonegate-Queensway Neighbourhood. Nestled away among majestic trees, oozing curb appeal, 18 Moynes will melt your heart w/its unique blend of warm & inviting charm, pride of ownership & attention to detail. Enjoy a morning beverage on your exquisite front porch & entertain in the backyard oasis. From California shutters to beautiful hardwood floors, form meets function w/sophistication and ample space to grow & relax. Area boasts a variety of excellent schools & central location, just minutes away from downtown Toronto, Bloor West, Sherway Gardens, shops, cafes, & restaurants. Nature enthusiasts will rejoice in the abundance of green spaces, including the serene Mimico Creek & path, which connects to Humberview Park. Year Round Recreation. Convenient access to TTC & short ride to the subway make commuting a breeze. List of features is extensive; please refer to the provided links & attachments for more info.

Extras: Over 300k in improvements inside & out! Beautiful, mature canopy but no shortage of sun. Detached 1.5 or 2 car Garage + 5 more drive spaces. Easy Access to Gardiner, Hwy 427 & Pearson. Income Suite with separate entrance \$1650-\$1700/Month.

Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY Ph: 416-864-3888