

	144 Silver Birch Ave		Sold: \$1,840,000
	Toronto Ontario M4E3L4		List: \$1,729,900
Toronto E02 The Beaches Toronto 121-27-S			
Taxes: \$5,733.17 / 2020		For: Sale	% Dif: 106
Contract Date: 4/08/2021		Sold Date: 4/14/2021	
SPIS: N	Last Status: Sld	DOM: 6	
Detached	Fronting On: E	Rms: 8 + 1	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	25 x 118.5 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: South Of Pine Ave			

MLS#: E5185531		PIN#:	
Kitchens: 1	Exterior: Brick / Other	Zoning:	
Fam Rm: N	Drive: Mutual	Cable TV:	Hydro:
Basement: Fin W/O	Gar/Gar Spcs: None / 0.0	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:	Municipal
Heat: Water / Gas	Tot Prk Spcs: 0.0	Water Supply:	
A/C: Wall Unit	UFFI:	Sewer:	Sewers
Central Vac:	Pool: None	Waterfront:	
Apx Age:	Prop Feat:	Retirement:	
Apx Sqft:		Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.56	x 12.92	Fireplace	Hardwood Floor	Stained Glass
2	Dining	Main	14.04	x 9.05	Leaded Glass	Hardwood Floor	French Doors
3	Kitchen	Main	15.94	x 18.30	Family Size Kitchen	Marble Counter	O/Looks Garden
4	Office	Main	5.64	x 8.99	Pantry		
5	Prim Bdrm	2nd	14.27	x 18.73	Picture Window	Large Closet	Wood Floor
6	Br	2nd	14.30	x 7.48	Skylight	Pocket Doors	Wood Floor
7	Br	2nd	9.81	x 8.92	Closet	Wood Floor	
8	Br	2nd	11.35	x 9.28	Wood Floor	O/Looks Backyard	
9	Rec	Bsmt	28.24	x 17.32	Irregular Rm		
10	Laundry	Bsmt	7.58	x 7.61			

Client Remks: Beautiful Classic 4Bdbr Detached Home In Desirable Balmy School District!**Seasonal Lake Views From Front & Back Yards** Sunny Interior Throughout This Charming Home, Wood Burning Fp, 2 Baths, Modern Kit W/Marble Countertops. French Drs Lead From Kitchen To Large Deck W/Secluded Quiet Backyard, Surrounded By Perennials & Mature Trees. Short Stroll To Boardwalk, Balmy Beach Club, Off Leash Dog Pk, The Fox Theatre, Cafes, Groceries, Ttc. Parking Potential

Extras: Fridge, Stove, W&D, Microw, Dw, Elfs.,Pantry Cupbd Kit North Wall. Wood Stove(As-Is), .Note: Heating Is Hwg And Electric Basebd. Underpinning Of Foundation Walls (2006) Done With Permit. New Ymca Gym At Top Of Street. *Excl.Tv In Kit.