

	31 Henry St Toronto Ontario M5T1W9 Toronto C01 Kensington-Chinatown Toronto 120-18-R SPIS: N Taxes: \$9,031.54 / 2020		List: \$2,799,000 For: Sale DOM: 53
	Semi-Detached 2 1/2 Storey	Front On: E Acre:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 4 1x6x2nd, 1x4x2nd, 1x2xMain, 1x2xBsmt
Lot: 21 x 130.92 Feet Irreg: Dir/Cross St: College And University			

MLS#: C5260504 Contract Date: 6/03/2021 PIN#:
 Possession Remarks: 60/90 Days Tba

Kitchens: 1 Fam Rm: Y Basement: Finished / Part Fin Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: Y Apx Age: 100+ Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Stucco/Plaster Drive: Lane Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 2 Tot Prk Spcs: 2.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.99	x 10.99	Hardwood Floor	Gas Fireplace	B/I Bookcase
2	Dining	Main	26.99	x 10.99	Combined W/Living	Hardwood Floor	Window
3	Kitchen	Main	22.73	x 14.01	Renovated	Eat-In Kitchen	Hardwood Floor
4	Family	Main	10.17	x 9.74	Hardwood Floor	W/O To Patio	East View
5	Prim Bdrm	2nd	16.99	x 12.40	5 Pc Ensuite	Gas Fireplace	W/O To Deck
6	2nd Br	2nd	13.87	x 8.66	Hardwood Floor	East View	Window
7	3rd Br	2nd	10.99	x 8.66	Hardwood Floor	W/O To Deck	Closet
8	4th Br	3rd	18.17	x 16.99	Bamboo Floor	Gas Fireplace	W/O To Deck
9	Rec	Bsmt	35.98	x 11.51	2 Pc Bath	Window	Vinyl Floor
10	Utility	Bsmt	24.17	x 16.99	Unfinished	Window	

Client Remks: Wow! This Is The Home That You Have Been Waiting For! Located In The Heart Of The City But Tucked Away On A Quiet, Idyllic Street. Extensively Renovated But With An Eye To Preserving The Charm & Character Of A Century Home. Grand Living Room W/Fireplace. A Chef's Dream Kitchen W/Spectacular Marble Island To Seat 8++. Walk-Out From Family Room To Enchanting Professionally Landscaped Garden. Extensive Custom Built-Ins And Finishes Abound Throughout This Home.
Extras: Sumptuous Master Retreat Boasting Spa-Like Ensuite & W/O To Balcony. City Views From 3rd Floor Roof-Top Deck. Finished LI W/2Pc Bath.2 Car Park!! Walk Score 96, Transit Score 100. Welcome To City Living At Its Best, Welcome To 31 Henry St.