

	85 Blackthorn Ave	Sold: \$1,011,000	1
	Toronto Ontario M6N3H4	List: \$799,000	
Toronto W03 Weston-Pellam Park Toronto 114-14-N			
Taxes: \$2,980.50 / 2020		For: Sale	% Dif: 127
Contract Date: 4/06/2021		Sold Date: 4/13/2021	
SPIS: N	Last Status: Sld	DOM: 7	
Semi-Detached	Fronting On: E	Rms: 6 + 2	
2-Storey	Acreage:	Bedrooms: 3 + 1	
	15.75 x 100 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: St Clair West & Caledonia Rd.			

MLS#: W5180888	PIN#:		
Kitchens: 1 + 1	Exterior: Brick / Stone	Zoning:	
Fam Rm: N	Drive: Lane	Cable TV:	Hydro:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: Detached / 1.0	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1.0	Water Supply:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: N	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Fenced Yard, Park,	Retirement:	
Apx Sqft:	Public Transit	Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev: Main			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.00	x 12.99	Hardwood Floor	Crown Moulding	Window
2	Dining	Main	11.58	x 12.99	Hardwood Floor	Crown Moulding	Window
3	Kitchen	Main	12.99	x 10.00	Granite Counter	W/O To Yard	Stainless Steel Appl
4	Prim Bdrm	2nd	12.50	x 11.41	Double Closet	Laminate	Large Window
5	2nd Br	2nd	12.07	x 8.00	Closet	Laminate	Window
6	3rd Br	2nd	13.42	x 10.59	O/Looks Backyard	Laminate	Window
7	Rec	Lower	12.07	x 12.82	Window	3 Pc Bath	Laminate
8	4th Br	Lower	11.41	x 9.74	Window	Double Closet	Open Concept

Client Remks: Updated Semi In St. Clair West To Call Home. Large Principal Rooms & Lovely Kitchen With Granite Counters, Ss Appliances & Access To Private Backyard. Main Floor Laundry! Deceivngly Large Upstairs With 3 Bedrooms & A Bathroom With Skylight. Recently Renovated Basement Adds Extra Living Space. Lots To Love In This Charming Home. Move In Or Continue To Rent Out As An Investment Property.

Extras: *Laneway Potential* Access To Detached Garage W/ Plenty Of Storage & Maintenance-Free Front & Back Yards. Some Recently Updated Window, 200 Amp . Finished Basement W/Sep. Entrance & Rough-In For Kitchen/Laundry. Steps To Ttc & Corso Italia