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61 Rutland St **List: $689,000 For: Sale**
Toronto Ontario M6N5G1
Toronto W03 Weston-Pellam Park Toronto 114-14-N
SPIS: N **Taxes:** $3,415.13 / 2015 **DOM: 1**

Semi-Detached
2-Storey

Front On: S
Acre:

Rms: 12 + 5
Bedrooms: 3 + 2
Washrooms: 4
2x4x2nd, 1x2xMain, 1x3xBsmt

Lot: 16.5 x 122.11 Feet **Irreg:**
Dir/Cross St: St Clair/Laughton

MLS#: W3313268 **Contract Date:** 9/14/2015 **Possession:** 30-60 **PIN#:**

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	
Fam Rm:	Y	**Drive:**	None	**Cable TV:**	
Basement:	Finished	**Garage:**	Detached / 1.5	**Hydro:**	
Fireplace/Stv:	N	**Park Spaces:**	0	**Gas:**	
Heat:	Forced Air / Gas	**UFFI:**		**Phone:**	
A/C:	Central Air	**Pool:**	None	**Water:**	Municipal
Central Vac:		**Energy Cert:**		**Water Supply:**	
Apx Age:		**Cert Level:**		**Sewer:**	Sewers
Apx Sqft:	1500-2000	**GreenPIS:**		**Spec Desig:**	Unknown
Assessment:		**Prop Feat:**	Fenced Yard, Park	**Farm/Agr:**	
Addl Mo Fee:				**Waterfront:**	
Elevator/Lift:				**Retirement:**	
Laundry Lev:				**Oth Struct:**	
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.73	x 9.18	Hardwood Floor	Combined W/Dining	Bay Window
2	Dining	Main	10.17	x 9.18	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	13.45	x 7.22	Combined W/Family		Breakfast Area
4	Family	Main	14.10	x 11.15	Walk-Out	Combined W/Kitchen	
5	Master	2nd	14.43	x 14.10	Hardwood Floor	Ensuite Bath	
6	Br	2nd	12.14	x 10.50	Hardwood Floor		
7	Br	2nd	14.10	x 10.17	Hardwood Floor		
8	Br	Bsmt	13.78	x 13.12			
9	Br	Bsmt	13.12	x 13.12			

Client Remks: A 2002 Built Modern Victorian-Inspired Semi W/All The Modern Materials & Flare. Think Bedroom Community, Living, Styling & Convenience In A Downtown Toronto Local. Bookended By 2 Parks. St Clair's Little Italy, The Junction, Stockyard. Deep 122 Foot Lot Offering 3 Oversized Bedrooms, Huge Main Floor Entertainment Living & Dining Area. Professionally Finished 2-Bdrm Basement.
Extras: Most Have A Wish List. 61 Rutland Fulfills It. Forced Air Heating. A/C, All Appliances & Window Coverings. Brand New Roof Shingles. Pre-Listing Inspection. See Virtual Tour.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD., BROKERAGE **Ph:** 416-441-2888

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