



RANDY YETMAN, FRI, MVA, Broker & Appraiser, since 1975
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9
off. **416-769-1616** cell. **416-460-9236**
randy@randyyetman.com www.RandyYetman.com




proudly presents;
80 BEXHILL AVENUE, Toronto



DESIRABLE "CLAIRLEA" LOCATION LARGE 50' X 104' LOT

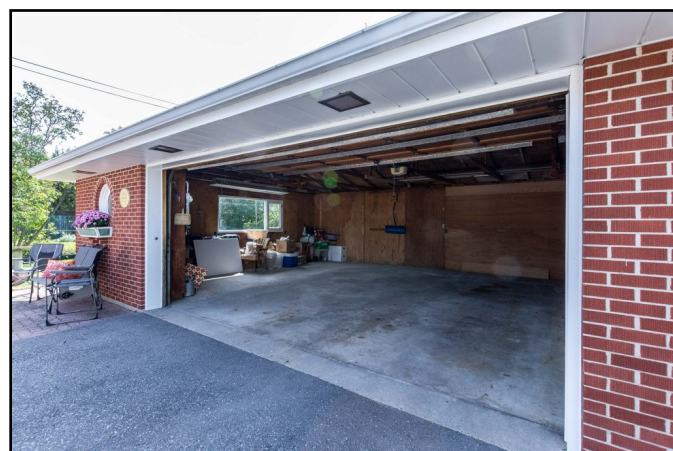
- Custom built 3 bedroom, 2 bathroom bungalow!
- **FINISHED BASEMENT** with wood burning Fireplace
- **LARGE 50' WIDE LOT:** maybe possible for severance to build 2 NEW HOMES!
- **600 SQ FT 3 CAR GARAGE** (ideal for workshop, car enthusiast or other).



	80 Bexhill Ave Toronto Ontario M1L3C1 Toronto E04 Clairlea-Birchmount Toronto 116-28-P SPIS: N Taxes: \$3,365.00 / 2018 DOM: 0		List: \$889,000 For: Sale																																																																		
	Detached Bungalow	Front On: W Acre:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x3xBsmt																																																																		
	Lot: 50 x 104 Feet Irreg: Dir/Cross St: Pharmacy + St Clair																																																																				
MLS#: E4251077 Contract Date: 9/18/2018		Possession: Dec 10, Tba PIN#: 064870150																																																																			
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:		Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 3.0 Drive Park Spcs: 4 Tot Prk Spcs: 7.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, Hospital, Park, Place Of Worship, Public Transit, School																																																																			
		Zoning: Res Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:																																																																			
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Client Remks: Custom Built, 1 Owner Bungalow On Wide 50' X 104 Lot. Located In Delightful Clairlea Neighbourhood, Within Walking Distance To Ttc & Vic. Park Subway. Includes 600 Sq Ft Detached Garage (Ideal For Car Enthusiast, Workshop & Other)..... *** Attention Builders: Severance May Be Possible To Build 2 New Homes *** Extras: Fridge, Stove, Washer & Dryer, Hi-Eff Gas Furnace, Central Air Conditioning, Ehwt(O), 100 Amp Serv. W/Brkrs., Light Fixtures, Window Coverings, Gar. Dr. Opnr.,																																																																					



Check out this GARAGE, complete with side door, large window and double car roll-up garage door w/opener.



This 596 SQUARE FOOT, THREE CAR GARAGE is ideal for car enthusiast, workshop or other.

80 BEXHILL AVENUE, Toronto



SPACIOUS, sun-filled living room, with BOW WINDOW. Complete with broadloom (over hardwood)



"L" shaped, Living-DINING room provides lots of space for family gatherings.



FAMILY SIZED kitchen, includes fridge & stove.



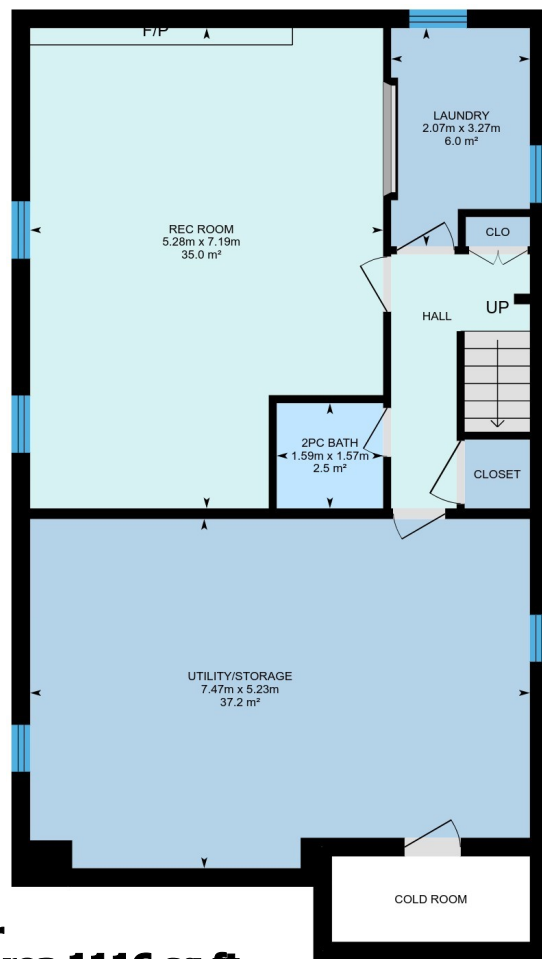
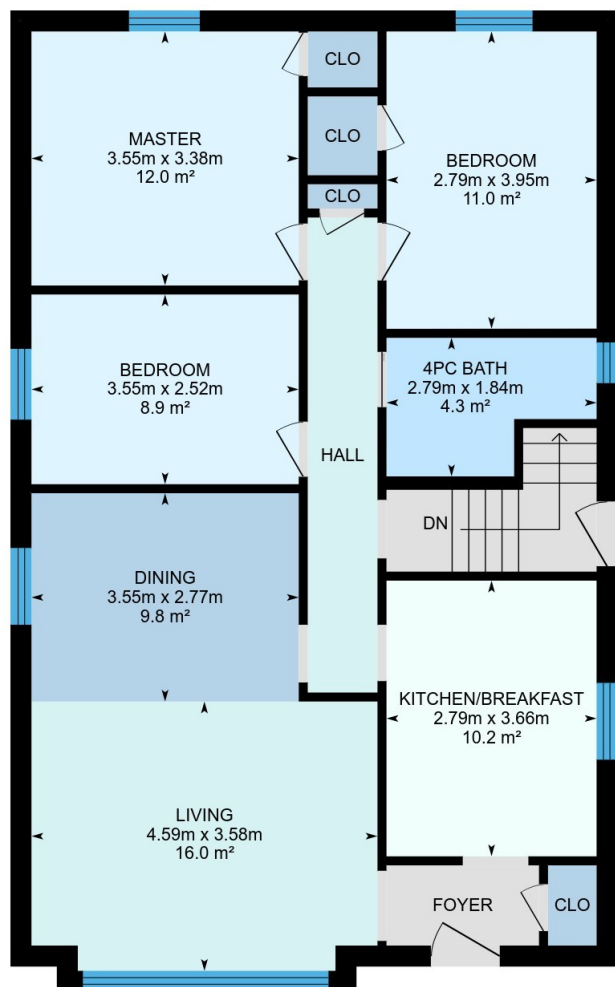
Master BATHROOM was recently UPDATED with NEW Bathfitter tub and full surround.



RUSTIC family room includes WET BAR, stone walled WOOD BURNING FIREPLACE & wood paneling.



2nd 3 PIECE bathroom downstairs w/SHOWER.



Main floor
Exterior Area 1116 sq ft

8iGUIDE

8iGUIDE

Thinking of moving? - Call Randy today, and start packing!



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- Full time Realtor, since 1975
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- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
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- Proud Sponsor, Children's Miracle Network



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