


Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
 358 Davenport Road, Toronto C02, ON M5R1K6
 416-966-0300
 10/26/2011 1:04:04 PM

	22 Kendal Ave Upper \$3,400	
	Toronto, Ontario M5R1L7 Toronto C02 Annex SPIS: N 115-18-P Pay Freq: Monthly	
Semi-Detached Fronting On: W		Rooms: 6+1
3-Storey Acreage:		Bedrooms: 3+1
Dir/Cross St: Dupont/Spadina		Washrooms: 3
Lot:		2x4, 1x2
Lot Irreg:		
MLS#: C2227213	DOM: 1	Possession: Jan 1, 2012
PIN#:	Contract Date: 10/25/2011	Lease Term: 2 Year
Kitchens: 1	Exterior: Brick	Gas:
Fam Rm: N	Drive: Lane	Cable TV Util:
Basement: None	GarType/Spaces: None/0	Hydro Util:
Fireplace/Stv: Y	Parking Spaces: 1	Water Util: Municipal
Heat: Gas	UFFI:	Water Supply:
Water	Pool: None	Waterfront:
A/C: Central Air Central Vac:	Park Cost/Mo:	Sewers: Sewers
Apx Age:	Parking Incl: Y	Spec Desig: Unknown
Apx Sqft:	Pvt Entrance: Y	Farm/Agr:
Elev/Lift:	Laundry Acc: Ensuite	CAC Inc: Y
Phys Hdcap-Equip:		Com Elem Inc: Y
		All Inclusive: N
		Phone:
		Cable Inc: N
		Hydro Inc: Y
		Water Inc: Y
		Retirement:
		Furnished: N
		Heat Inc: Y
# Room	Level	Dimensions (m)
1 Foyer	Main	x
2 Living	2nd	6.12 x 3.33
3 Dining	2nd	3.33 x 3.05
4 Br	2nd	3.30 x 2.77
5 Kitchen	2nd	2.64 x 2.62
6 Solarium	2nd	4.01 x 1.83
7 Master	3rd	5.03 x 3.23
8 Br	3rd	4.52 x 3.05
		Hardwood Floor
		Stained Glass
		Open Concept
		Fireplace
		Hardwood Floor
		Hardwood Floor
		Hardwood Floor
		Hardwood Floor
		Renovated
		Hardwood Floor
		Sliding Doors
		4 Pc Ensuite
		W/W Closet
		W/I Closet
		Broadloom
		Broadloom
Annex Superb Location. Huge 1,655 Sf Luxurious Upper Unit. 2 Very Large Bedrooms + Den + Sunroom. 3 Lavish Bathrooms. Open Concept Living/Dining Rooms. Hardwood Floors, Fireplace, New Wooden Windows. Master Bedroom With Ensuite Bath + Wall Of Closets. 2nd Bedroom W/Walk-In Closet. Ensuite Laundry. Walkout To Landscaped Garden. Parking. Short Walk To Neighbourhood Park, 2 Subway Lines, Bloor Street Restaurants And Shops. Fridge, Stove, Dishwasher, Washer And Dryer.		
Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300		