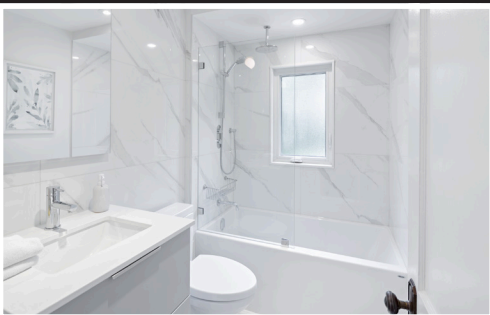
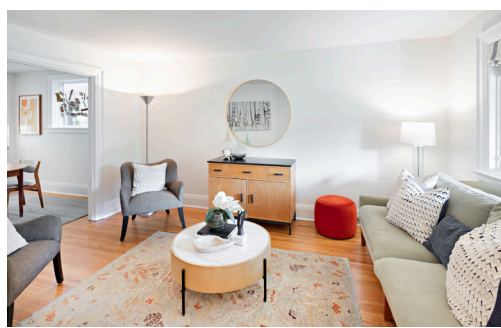




40 Rambert Crescent



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Note: Measurements & Calculations are approximate. Provided as a guideline only.

For more information, please refer to July 13, 2023, pre-sale report by: **Carson and Dunlop**

Inclusions:

Gas burner & equipment (rental); central air conditioner; B/I gas stove top; B/I oven; B/I microwave; fridge; built-in dishwasher; exhaust fan; electric light fixtures including ceiling fan in primary bedroom; washer; dryer; B/I white desk in basement; all window coverings; 2 large wooden rectangular planters in back garden and awning.

Exclusions:

Main floor hallway & dining room light fixtures; all back garden planters & decorations; make up mirror in 2nd floor bathroom & primary bedroom headboard & side tables.

Rentals (Enercare):

Hot water tank (2013) \$22.70/m + tax

Furnace (2019) \$92.85/m + tax

Expenses (2022/23):

Taxes: \$6109.73 Gas: \$129/m (EMPP)

Water: \$930.85 Hydro: \$1376.00

*Figures are approximate

Please attach Schedules to offer!

Price: \$1,348,000

Possession: 30 to 60 Days – Flexible

Lot Size: 18.62 x 92 (as per MPAC)

Driveway: Right of Way

Garage: Attached single car

Parking: 1 garage + street parking via permit

Survey: Copy or Aug 6th 1929

Bedrooms: 3

Bathrooms: 1 X 4 & 1 X 3

Plumbing: Copper

Electrical: 100-amp service - breakers

Roof: Shingles - 2018

Heating: Forced air gas - 2019

Improvements/Special Features:

Prime Swansea Location - Ravine

- Tranquil urban ravine setting on quiet much desired crescent in Swansea!
- Renovated throughout including mechanics!
- Move into this chic urban home with 3 bedrooms, 2 renovated bathrooms, a finished lower level and a fully fenced private sunny back garden oasis!
- Bonus – newly built 1 car garage with plenty of storage including overhead storage - design could accommodate conversion to home office/playroom/gym - 2016.
- New Marvin Windows (kitchen, living room, front bedroom & back door) - 2013
- Renovated well designed kitchen with a walk-out to deck overlooking garden - 2013
- New back deck awning – 2014
- 2nd floor with 3 bedrooms, each with a closet primary bedroom with wall of closets & large linen closet in hallway. 2nd floor also features a modern professionally renovated bright spa-like bathroom with heated floors – 2022.
- New windows: 2nd floor bathroom, back & middle bedrooms- 2022
- Finished lower level (2013) with family room, newly renovated 3-piece bath with heated floors (2022), laundry room area, & office area with built-in desk.
- Back-water valve installed – 2013
- New Roof (together with neighbour) - 2018
- New Eaves, soffits & downspouts – 2020
- Plenty of storage and closet space throughout this well-organized home!
- Mature maintenance-free front garden!
- Steps to the TTC, well-regarded Swansea P.S, Rennie Park, library, High Park & Bloor West Village.
- Short walk to Lake Ontario.
- Minutes to Gardiner, QEW, 427 & both airports.