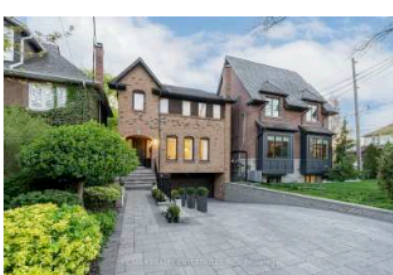


Property Details

	44 Duplex Ave Toronto Ontario M5P 2A3 Toronto C03 Yonge-Eglinton Toronto SPIS: N Taxes: \$11,127.00 / 2023 DOM: 50		List: \$2,899,000 For: Sale				
	Detached Link: N 2-Storey	Front On: W Acre:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x6x2nd, 1x4x2nd, 1x2xBsmt				
Lot: 32.81 x 133.69 Feet Irreg: Dir/Cross St: Yonge Street/Chaplin Crescent							
MLS#: C8151178		Contract Date: 3/18/2024	PIN#:				
Possession Remarks: Flex							
Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 31-50 Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Built-In / 2.0 Drive Park Spcs: 2 Tot Prk Spcs: 4.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, Rec Centre	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:					
#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	5.17	x 5.17	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	3.69	x 4.05	Hardwood Floor	Combined W/Living	Crown Moulding
3	Kitchen	Main	5.31	x 3.69	Hardwood Floor	Stainless Steel Appl	Breakfast Area
4	Breakfast	Main	1.33	x 3.39	Combined W/Kitchen	Window	W/O To Deck
5	Family	Main	5.39	x 3.71	Hardwood Floor	Fireplace	W/O To Deck
6	Prim Bdrm	2nd	6.30	x 4.89	Hardwood Floor	W/O To Balcony	6 Pc Ensuite
7	2nd Br	2nd	4.05	x 3.34	Hardwood Floor	Window	Closet
8	3rd Br	2nd	4.47	x 4.22	Hardwood Floor	Window	Closet
9	4th Br	2nd	3.98	x 3.41	Hardwood Floor	Window	Closet
10	Exercise	Bsmt	4.20	x 5.33	Vinyl Floor	Access To Garage	Pot Lights
11	Rec	Bsmt	5.32	x 5.21	Pot Lights	Above Grade Window	
12	Laundry	Bsmt	5.32	x 5.21	Tile Floor	Laundry Sink	
Client Remks: Follow your heart to 44 Duplex Ave, where moments that last a lifetime are made- not lost. Custom built for the person who values time well spent. Imagine having time on your side with a heated driveway and roof, saving you from snow and ice removal. Imagine the comfort of a built-in garage, a unique feature in this neighbourhood, providing you quick & safe access to your home. Imagine the peace of mind having a newer home, with updated electrical, plumbing, and reliable brickwork. What would you do with that luxury? Seller has created moments hosting family and friends, dinners w large groups and quiet nights by the fireplaces. Shes enjoyed bbqs on the patio , and peace in the gardens. Now, this coveted Chaplin Estates home is your canvas w/ unlimited potential to enjoy and build your moments. As you step in, notice that every inch of frontage is utilized to create an extra wide interior space. It is bright and peaceful, . Family room and kitchen provide indoor/outdoor flow onto a deck fit for gathering & a serene landscaped yard. The upstairs is a blessing, shined upon from above with soaring skylights, created w/ a pitch than can be explored for another storey addition. 4 spacious bedrooms that are perfectly situated, and a primary bdrm with double walk-in closet & 5-pc bath that you can convert to big value w/ very little cost. The basement is special & deserves recognition. Not your 1930s foundation w/ dug out basement . It was purpose built and much more structurally sound to better support the additions or renovations you choose. High ceilings, spacious, quiet and still, w a gym area taken from the garage (Keep as is or can be reversed with a days work) . Separate entrance ? Yes please! Great for own use, possible apartment creation, or as currently used (home office), for which the bsmt has been given amazing attention: water proofing, sump pump installation, and updated drains including French drain on the exterior. Near top schools, UCC, clubs and more. Extras: Duplex Ave is where you want to be. The closest walk to Yonge. Want a trip downtown or out-of-town? Davisville station will take you there. Unparalleled care for Duplex: electricity service, road service, maintenance are a priority here Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. Ph: 905-278-3500							



Calvin Onilla*
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Social

REAL ESTATE GROUP

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Definitely intended to solicit your business, unless you are currently under contract.



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