



FOR LEASE

DETACHED

MLS# E13812146

# 1356 Warden Avenue, Toronto, ON M1R 2S2

Wexford-Maryvale, Toronto · M1R 2S2

C\$ 2,800/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 3        | 1         | 900   | 3       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Oversize Lot 40X219 Backs Onto Ravine. 3 Bedrooms In Main Level for Lease. Large And Bright Open Concept. Newer Renovated, Newer Kitchen, Newer Bathrooms, Newer Laminate Floors. Above Grade Windows. Accessible To All Amenities : Public Trans, 401, 404, Dining , Shopping, Great Schools. Driveway Parking included. /// Appliances, Fridge, Stove, Washer, Dryer, Window Coverings. Tenant Pays % of Utilities (TBD, shared with basement). Roof Done 2020, Electrical Updated 2021, Furnace /Ac Services 2021. Lots of upgrades. Lots Of Parking

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Lease                   |
| STYLE          | Bungalow                    |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | West                        |
| AREA RANGE     | 700-1100 sqft               |
| PARKING        | 3 spaces                    |
| POSTAL CODE    | M1R 2S2                     |
| NEIGHBOURHOOD  | Wexford-Maryvale            |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS  | FEATURES                                             |
|-----------------|-------|-------------|------------------------------------------------------|
| Primary Bedroom | Main  | 4.12 x 3.15 | Overlooks Backyard, His and Hers Closets             |
| Kitchen         | Main  | 3.21 x 2.96 | Stainless Steel Appl, Custom Counter, Eat-in Kitchen |
| Living Room     | Main  | 2.95 x 4.52 | Open Concept, Combined w/Dining, Hardwood Floor      |
| Dining Room     | Main  | 2.57 x 3.76 | Open Concept, Combined w/Family, Hardwood Floor      |
| Bathroom        | Main  | 2.13 x 1.98 | 3 Pc Bath                                            |
| Bedroom 2       | Main  | 3.58 x 2.85 | Closet, Overlooks Backyard                           |
| Bedroom 3       | Main  | 2.99 x 2.81 | Closet                                               |

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HOMELIFE LANDMARK REALTY INC.

GALLERY





## LISTING AGENT

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