


FOR SALE | CONDO TOWNHOUSE | MLS# E14161504

# 70 Cass Avenue 123, Toronto, ON M1T 3P9

Tam O'Shanter-Sullivan, Toronto · M1T 3P9

## C$ 689,000

| 3 | 3 | 1,100 | 1 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Beautifully Renovated & Move-In Ready! Welcome to this stunning, smooth ceiling throughout, fully renovated home nestled in a friendly, family-oriented neighborhood! Featuring a new furnace (Lennox), new flooring, fresh paint, a beautifully updated backyard, and modern finishes throughout. The fully finished basement provides versatile additional space, bringing the total living area to over 1,500 sq. ft. Enjoy unbeatable convenience with easy access to the GO Train station, Highway 401, grocery stores, shopping, parks, and everyday amenities. Thoughtfully updated and truly move-in ready, this home offers the perfect blend of comfort, style, and convenience. Just move in and enjoy! (1.5G High speed Internet, Rogers Xfinity Plus TV, and Water are included in the management fee)

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Park

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Condo Townhouse |
| LISTING STATUS | For Sale |
| STYLE | 2-Storey |
| PROPERTY TYPE | Condo Townhouse |
| BASEMENT | Finished |
| AREA RANGE | 1000-1199 sqft |
| PARKING | 1 spaces |
| ANNUAL TAX | $2,908 |
| POSTAL CODE | M1T 3P9 |
| NEIGHBOURHOOD | Tam O'Shanter-Sullivan |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | 4.80 x 3.35 | Laminate, W/O To Patio |
| Dining Room | Main | 3.10 x 2.45 | Laminate, Combined w/Living |
| Kitchen | Main | 4.75 x 2.53 | Ceramic Floor, Eat-in Kitchen |
| Primary Bedroom | Second | 4.50 x 3.10 | Laminate, Closet |
| Bedroom 2 | Second | 3.10 x 2.30 | Laminate, Closet |
| Bedroom 3 | Second | 3.00 x 2.60 | Laminate, Closet |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
| --- | --- | --- | --- |
| Recreation | Basement | 7.90 x 3.40 | — |

# GALLERY



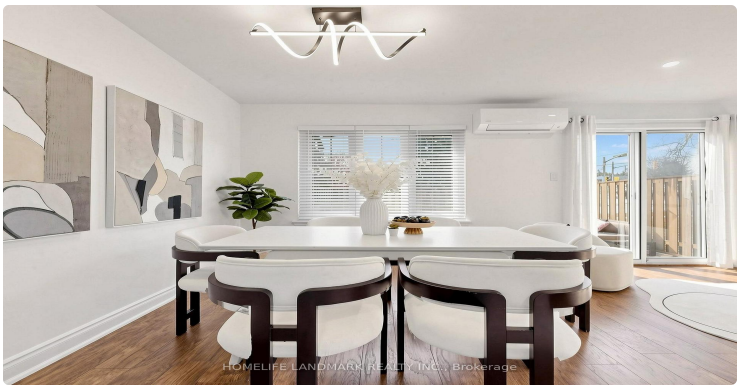


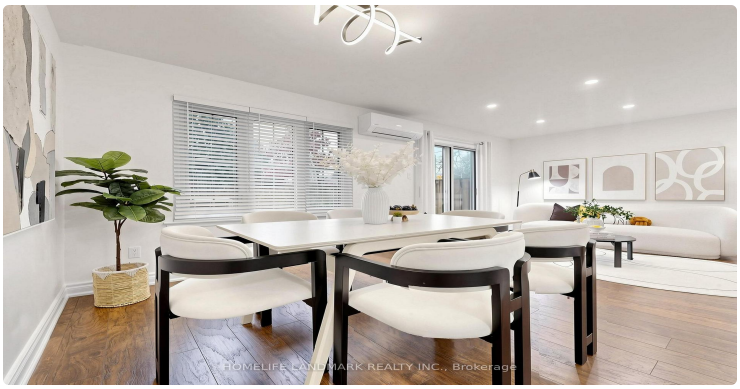






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## LISTING AGENT


### Pavel Shaganenko

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