



**43-45 Dorval Rd**  
**Toronto Ontario M6P2B7**  
 Toronto W02 High Park North Toronto 114-13-P  
**SPIS: N Taxes: \$5,487.59 / 2018 DOM: 9**  
**List: \$1,298,000 For: Sale**

Detached Front On: E Rms: 10 + 4  
 2-Storey Acre: Bedrooms: 4 + 2  
 Washrooms: 3  
 3x4  
 Lot: 25 x 88 Feet Irreg:  
 Dir/Cross St: Bloor & Dundas W.

**MLS#: W4259817 Contract Date: 9/26/2018 Possession: 30 Days Or Tba PIN#:**

**Kitchens:** 2 + 1  
**Fam Rm:** N  
**Basement:** Apartment / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Baseboard / Electric  
**A/C:** None  
**Central Vac:**  
**Apx Age:** 100+  
**Apx Sqft:**  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcap-Eqp:**

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** Detached / 1.0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 2.0  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Hospital, Park, Place Of  
 Worship, Public Transit, Rec Centre, School

**Zoning:** Residential  
**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	Ground	3.93	x 3.82	Laminate
2	Dining	Ground	4.15	x 3.56	Laminate
3	Kitchen	Ground	3.60	x 2.80	Ceramic Floor Double Sink
4	Br	Ground	4.08	x 2.70	Laminate
5	Br	Ground	4.10	x 2.65	Laminate
6	Living	Bsmt	3.30	x 2.50	Combined W/Kitchen Broadloom
7	Kitchen	Bsmt	5.50	x 2.90	Ceramic Floor Eat-In Kitchen Irregular Rm
8	Br	Bsmt	4.30	x 4.15	Closet Broadloom Irregular Rm
9	Br	Bsmt	3.85	x 2.60	Broadloom Closet Window

**Client Remks:** Detached Original Duplex In High Park With Basement Apartment. 2 Bdrm On Main, 2+1 On 2nd, And 2+1 In Basement With Separate Entrance. Purchaser To Assume Tenants In Bsmt And 2nd Fl. Roof (2014) With 15 Yr. Warranty. Weeping Tile ('95) And Sump Pump ('15). Freshly Painted Main Floor With New Flooring. Private Drive. Beautiful Tree Lined Street In A Family Neighbourhood. Close To Freshco, Dundas West Subway Stn, Up Express, And Roncesvalles.  
**Extras:** Existing Elf's, 2 Electric Hot Water Tank (Rental), 2 Hydro Meters, 3 Stoves & 3 Fridges. Owner Pays All Utilities.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE Ph: 416-762-8255