

## 782 LOGAN AVENUE



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*Presents*



## 782 LOGAN AVENUE

IN THE  OF RIVERDALE

Across from Withrow Park, a block from Frankland School and 1 ½ blocks from the Danforth shopping, dining and the Chester subway. If French Immersion is what you need Jackman P.S. is just North of the Danforth. This extra wide semi has large, gracious principal rooms, good flow and beautiful wood.

**Asking Price:** \$ 739,000

**Lot Size:** 24.5 x 110 feet

**Taxes:** \$ 4917.07, 2008

**Parking:** 1 car parking accessed from rear laneway with potential for 2<sup>nd</sup> spot

**HVAC:** Hot water gas heating with space pac type central air conditioning.

**Possession:** 30 days or to be arranged

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### Features Of This Home...

#### Main Floor

- Foyer:** 5.4' x 12.5' Hardwood floor, deep baseboards, beautiful wood Staircase, wood trim.
- Living Room:** 12' x 15.5' Hardwood floor, closed fireplace, outstanding, double, leaded and beveled glass entry doors, double leaded and beveled glass pocket doors to dining room, oversized front window overlooking Withrow Park.
- Dining Room:** 10.8 x 15.8' Hardwood floor, deep baseboards, overlooks garden.
- Kitchen:** 19.5 x 10' Hardwood floor, eat-in, ceramic back splash, under counter lighting, overlooks garden, double stainless sinks, built-in Maytag dishwasher, Kitchen Aid electric stove, Kenmore fridge.
- Mud Room:** 14.4' x 8.2' Tile floor, built-in window seat with under storage, walk out to garden, oversize windows overlooking garden.

#### Second Floor

- Bedroom #1:** 13.8' x 10' Hardwood floor, overlooks garden, deep baseboards, picture rail, closet.
- Dressing Room:** 9.10' x 10.3' Hardwood floor, opens to office.
- Office:** 7.5' x 5.5' Hardwood floor, exposed brick wall overlooks garden.
- Bedroom #2:** 15.7' x 10.5' Parquet floor, bay window, overlooks park, fireplace (unused), closet.
- Bedroom #3:** 9.4' x 9.10' Hardwood floor
- Bathroom:** Sink, toilet, tub and shower.

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#### Third Floor

- Family Room/  
Sitting Room:** 17.6' x 15.3' Hardwood floor, bay window, exposed brick chimney.
- Master Bedroom:** 14.9' x 9.11' Currently used as a playroom, hardwood floor, walk-in closet
- Ensuite:** Sink, toilet, shower enclosure, skylight

#### Basement

- Family Room:** 17.4' x 14.4' Carpet
- Laundry:** Off family room, AEG washer, Beaumark dryer

#### **Storage Room:**

#### **Furnace/Storage Room:**

#### **Extra Wide Coat Closet:**

- Bathroom:** Sink and Toilet

#### **Included With The Sale Are:**

The fridge, stove, dishwasher, washer, dryer, all electric light fixtures, broadloom where laid.

**Please Exclude:** All drapes, dining room chandelier

#### NOTES