

# No.1 - 180 MERTON STREET

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## BUYER'S GUIDE

### Property and Offer Details

**Address:** No. 1-180 Merton Street, Toronto, M4S 1A1

**Property Description:** End Unit Condo Townhome

**Exposure:** South-West

**Taxes:** \$5,194.20/2016

**Maintenance:** \$430

**Home Inspection:** Peter Yates Inspections- Available Upon Request

**Status Certificate:** Available Upon Request

**Walk Score:** 85

**Transit Score:** 82 (8 min walk to Transit)

**Bike Score:** 100 (Flat with access to Belt Line)

### Updates and Improvements

Kitchen Counters (2017)

Kitchen Backsplash (2017)

Refresh Cabinets and Hardware (2017)

New Solid 3/4' Red Oak Floors in Kitchen (2017)

(Main Level and Kitchen Floor Sanded and Stained to match)

New Marble Tile in Main Floor Powder (2017)

New Carpet on Stairs (2017)

New Entryway Tile (2017)

All New Light Fixtures (2017)

Flashing and Flat Roof Sealed (2015)

Master Bath Updated (2013)



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## Features

Private Merton St. Entrance  
End Unit Townhome with Lower Level at Grade  
High End Stainless Steel Appliances; Miele Dish Washer, GE Profile Oven and Electric Range, LG Fridge, Whirlpool Microwave  
Eat-in Chefs Kitchen  
Gas Fireplace  
Oversized windows  
Master with five piece en suite,  
His and hers walk in closets  
Bedrooms 2&3 both with Walk-in Closets  
Private Terrace with gas line for BBQ  
2 family areas plus dedicated entertaining space  
Solid Red Oak Flooring throughout  
Toto Toilets (Main and Master Bath)  
Jacuzzi Tub (Master Ensuite)  
Rain shower with bench seat (Master Ensuite)  
Built-in Garage and lots of extra storage  
Ample Front Hall Closet

## Inclusions

Stainless Steel High-End Appliances  
All Light Fixtures  
Hunter Douglas Roller Blinds on Windows and Doors (except walk-in closets)  
Drapery Rods  
TV Mount on Lower Level  
Electric Fireplace

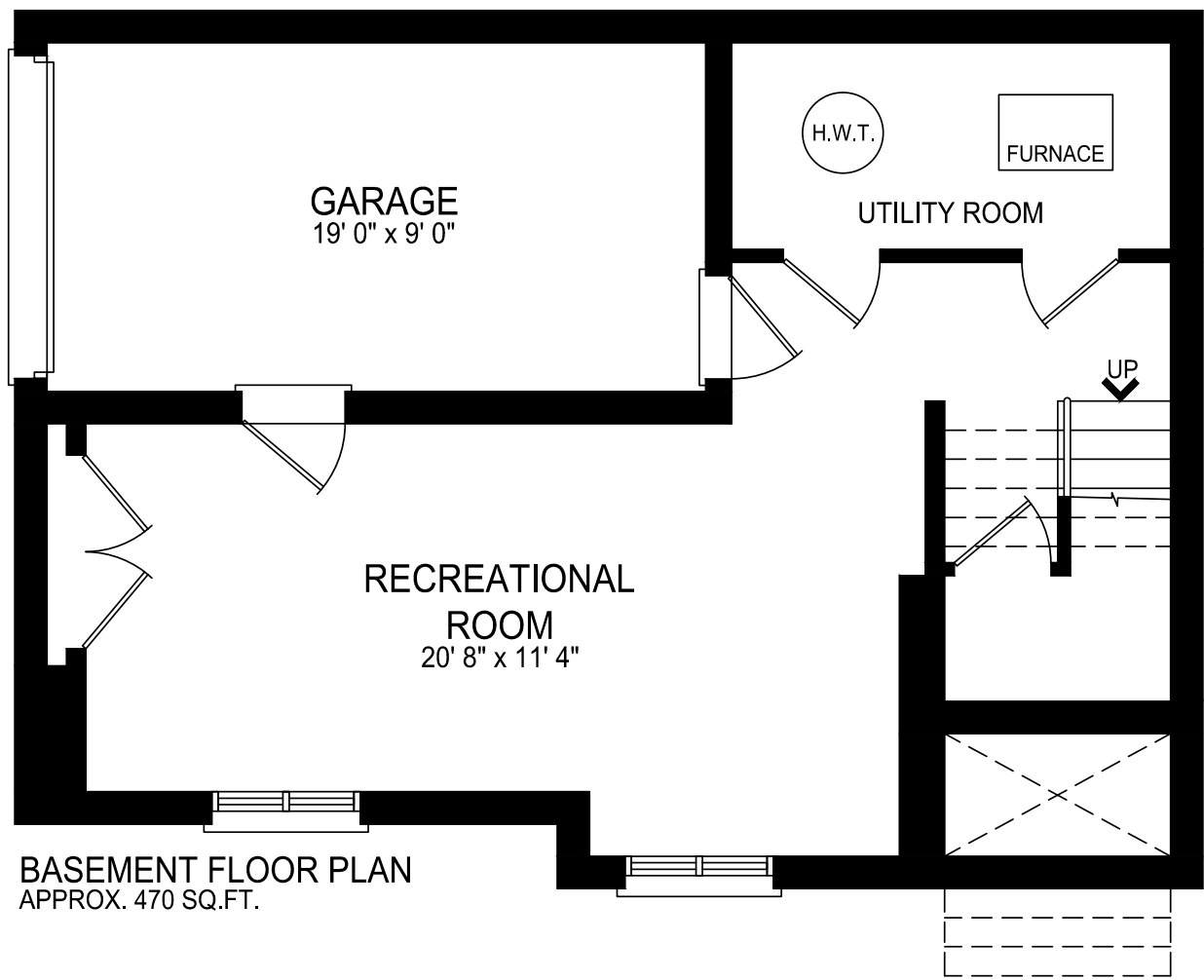
## Exclusions

Draperies  
All Staging Furniture



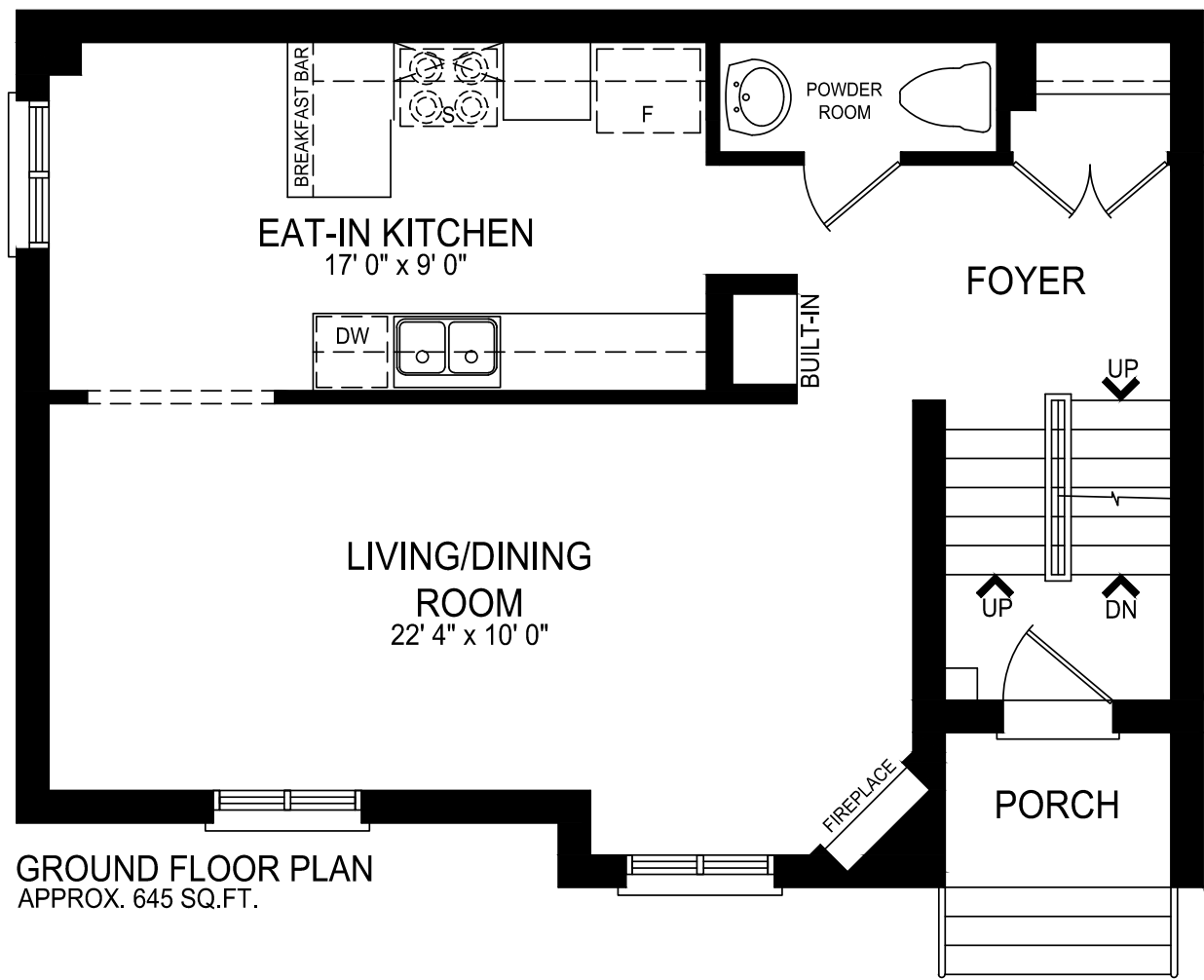
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Approx. 1,855 sq.ft.  
Including Basement Approx. 2,325 sq.ft.



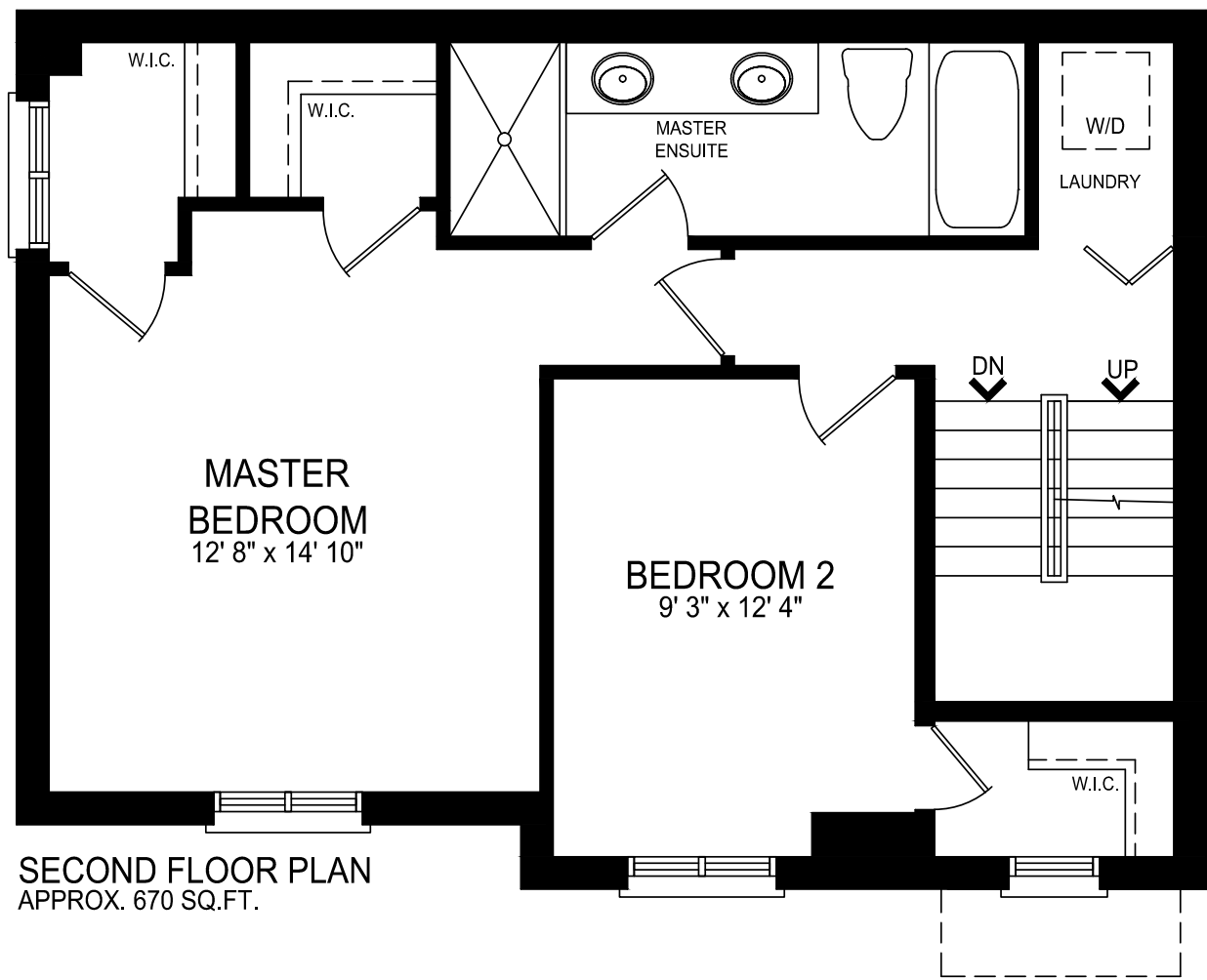
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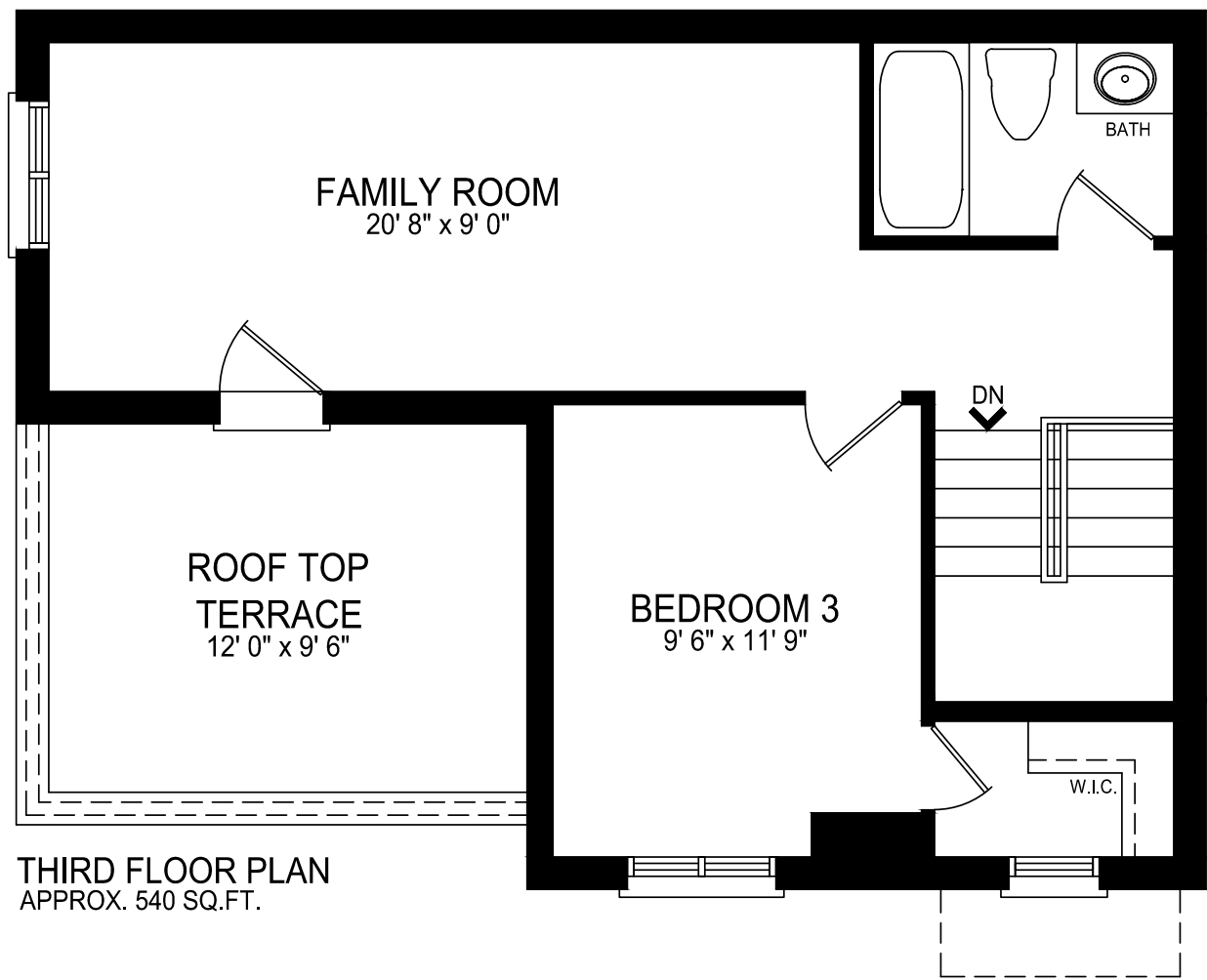
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# Thank You!

**ADAM P. CLARK**

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