



<b>111 Seaton St</b> <b>Toronto Ontario M5A 2T2</b> Toronto C08 Moss Park Toronto <b>SPIS:</b> Y <b>Taxes:</b> \$6,352/2024 <b>DOM: 68</b>		
Detached <b>Link:</b> N 3-Storey	<b>Front On:</b> E <b>Acre:</b>	<b>Rms:</b> 8 + 1 <b>Bedrooms:</b> 2 + 2 <b>Washrooms:</b> 3 1x3x2nd, 1x4x2nd, 1x5xBsmt
<b>Lot:</b> 16 x 95 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Dundas & Shuter <b>Directions:</b> Dundas & Shuter		

<b>MLS#:</b> C12117184	<b>PIN#:</b> 210900105
<b>Possession Remarks:</b> TBA	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Shingle <b>Drive:</b> <b>Gar/Gar Spcs:</b> Detached / 1 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.51	x 4.66	Stained Glass	Crown Moulding	
2	Living	Main	15.16	x 14.5	Gas Fireplace	Hardwood Floor	Open Concept
3	Dining	Main	12.5	x 11.91	Crown Moulding	Hardwood Floor	Open Stairs
4	Kitchen	Main	10.17	x 10.07	Renovated	W/O To Patio	Window
5	Prim Bdrm	2nd	15.58	x 11.61	4 Pc Ensuite	Closet	
6	Br	2nd	10.83	x 10.1	Closet	Window	
7	Family	3rd	14.57	x 13.16	Skylight	Fireplace	Open Concept
8	Office	3rd	14.6	x 12.47	Open Concept	Window	
9	Sunroom	3rd	13.19	x 10.86	Greenhouse Window	O/Looks Backyard	
10	Rec	Bsmt	14.27	x 13.16	6 Pc Bath	Closet	Sauna
11	Laundry	Bsmt	12.01	x 11.58	Ceramic Floor	Window	Stainless Steel Appl

<b>Client Remks:</b> Chic Urban Living in the Heart of Historic Moss Park. Welcome to this beautifully appointed 3-storey detached residence nestled in one of Toronto's most storied and vibrant neighborhoods Historic Moss Park. This 2+2 bedroom, 3 bathroom home boasts timeless character. The sunroom is an absolute standout-a cozy, light-drenched space perfect for your morning coffee or evening glass of wine, no matter the season. Out back, a newly built garage with access via laneway adds rare convenience in the city, while the private low maintenance backyard retreat features a soothing hot tub your own personal escape from the urban buzz. With a walkable location just minutes from downtown, transit, cafes, parks, and the best of Toronto's East End, this is the perfect home for professionals, creatives, or families who want to live where history meets modern convenience. Stylish. Sophisticated. Steps from it all. This is city living at its finest.							
<b>Extras:</b>							
<b>Listing Contracted With:</b> THE AGENCY <b>Ph:</b> 416-847-5288							