

	<p>82 Haviland Dr List: \$1,028,800 For: Sale Toronto Ontario M1C 2T8 Toronto E10 Centennial Scarborough Toronto SPIS: N Taxes: \$4,513.48/2024 DOM: 0</p>
		<p>Detached Front On: N Rms: 8 + 2 Link: N Acre: Bedrooms: 3 Backsplit 4 Washrooms: 2 1x5xUpper, 1x3xBsmt</p> <p>Lot: 69.34 x 110.12 Feet Irreg: 40.06 ft x 110.12 ftx69.34 f x110.73 ft Dir/Cross St: Port Union/Lawson</p>

MLS#: E9509205 **PIN#:** 062200199
Possession Remarks: 30-90 Days TBA
Broker Open House: Saturday, October 26 2024 2:00 PM - 4:00 PM **Opn Hse Note:** Sat and Sun 2pm-4pm

<p>Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Front Drive: Pvt Double Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.08	x 11.81	W/O To Yard	Bow Window	Hardwood Floor
2	Dining	Main	13.12	x 10.1	Hardwood Floor	Formal Rm	Window
3	Kitchen	Main	10.83	x 12.47	Updated	Walk-Out	Eat-In Kitchen
4	Prim Bdrm	Upper	14.63	x 10.17	Hardwood Floor	Semi Ensuite	O/Looks Backyard
5	2nd Br	Upper	9.65	x 13.22	Broadloom	O/Looks Backyard	Closet
6	3rd Br	Upper	10.2	x 6.82	Closet	Hardwood Floor	Window
7	Family	Lower	20.34	x 22.8	Broadloom	Large Closet	Pot Lights
8	Rec	Bsmt	19.82	x 21.19	3 Pc Bath	Pot Lights	Broadloom
9	Utility	Bsmt	10.73	x 9.94	Window	Concrete Floor	Separate Rm
10	Laundry	Bsmt	6.66	x 12.3	Separate Rm	B/I Shelves	Window

Client Remks: This home is absolutely gorgeous and move-in ready. Recent upgrades mean all you need to do is settle in and make it yours. Enjoy the bright, spacious living room with newly refinished hardwood floors and a large picture window. Step outside onto the oversized deck, perfect for entertaining and relaxing in the private, fully fenced backyard, ideal for kids and pets to play safely. The updated kitchen features brand-new stainless-steel appliances, new flooring, and freshly painted cabinets, with space for family meals. The formal dining room is perfect for hosting celebrations. Upstairs, you'll find 3 good-sized bedrooms, including the primary with semi-ensuite access. The lower levels have been fully renovated and offer a bright family room and another entire living space with a 3-piece bath, great for a home office, gym, or 4th bedroom, perfect for teens or multigenerational families. With ample storage, a double garage, and parking for 4, this home is perfect for a growing family!

Extras: Explore great schools, parks, & the Waterfront Trail nearby! Enjoy Rouge National Park, Rouge Beach, & Adams Park. Close to GO, TTC, 401, with top-notch amenities like a library, gym, plaza, & more. Perfect for active, family-friendly living!

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300