



59 Clouston Ave \$419,000  
 Toronto, Ontario M9N1A6 W04 108-10-J  
 SPIS: N Taxes: \$2,853.01/2010

Detached Fronting On: S Rooms: 6+2  
 2 1/2 Storey Acreage: Bedrooms: 3+2  
 Dir/Cross Lawrence/Weston Washrooms: 1  
 St: 33X112 Feet  
 Lot: 1x4x2nd  
 Lot Irreg:

MLS#: W1933540 DOM: 8 Possession: Imm/Tba  
 PIN#: Contract Date: 8/10/2010

Kitchens: 1 Fam Rm: N Basement: Finished Sep Entrance Fireplace/Stv: Y Heat: Gas Forced Air CAC: Y Central Vac: Apx Age: 51-99 Apx Sqft: Assessment: Elevator: <span style="margin-left: 50px;">Laundry Lev: Lower</span>	Exterior: Brick Drive: Private GarType/Spaces: Detached/1 Parking Spaces: 5 UFFI: No Pool: None Hospital Park Public Transit School	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Garden Shed
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#	Room	Level	Dimensions (ft)				
1	Living	Main	20.01 x	9.94	Hardwood Floor	Fireplace	
2	Dining	Main	9.68 x	9.94	Hardwood Floor		
3	Kitchen	Main	9.61 x	14.86	Vinyl Floor	Pantry	W/O To Porch
4	Foyer	Main	12.60 x	7.22	Hardwood Floor		
5	Pantry	Main	5.48 x	7.74	Vinyl Floor	Window	B/I Shelves
6	Master	2nd	13.52 x	11.68	Broadloom	Closet	Picture Window
7	2nd Br	2nd	13.65 x	9.84	Broadloom	Closet	Picture Window
8	3rd Br	2nd	9.84 x	10.10	Broadloom	Closet	Picture Window
9	Loft	3rd	31.27 x	15.55	Wood Floor	Closet	Skylight
10	Rec	Bsmt	18.24 x	18.37	Broadloom		
11	Cold/Cant	Bsmt	5.84 x	7.48			
12	Laundry	Bsmt	9.97 x	10.17			

Charming, Century Home In Weston Village Has Been Lovingly Restored. Features: 9' Ceiling, Original Pine Floors, Doors, Door Trim & Glass Handles. Eat-In Kitchen W/Separate Pantry. Terrific Perennial Gardens Can Be Enjoyed From Enclosed Front Porch Or Peaceful Covered Back Porch. 2010 Upgrades: Hi-Eff. Furnace, 2 1/2 Ton A/C Unit, New Elect. Wiring & Panel W/Surge Protector, Chimney Liner, Air Filter, De-Humidifier. Fantastic 3rd Floor Loft W/3 Skylights.

Fridge, Stove, Washer/Dryer, A/C Unit, All Electric Light Fixtures, Broadloom Where Laid, All Window Coverings (Exclude Lr& Dr Drapes)

Listing Contracted With: [ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE](#) 416-443-0300