

# 55 Lankin Boulevard

Prime East York

## Main Floor

Living Room	4.26 x 3.96m	14' x 13'	<ul style="list-style-type: none"><li>➤ Wood-Burning Fireplace (as is)</li><li>➤ Hardwood Floors</li></ul>
Dining Room	3.05 x 3.05m	10' x 10'	<ul style="list-style-type: none"><li>➤ Separate Window</li><li>➤ Hardwood Floors</li></ul>
Kitchen	4.26 x 2.74m	14' x 9'	<ul style="list-style-type: none"><li>➤ Eat-in</li><li>➤ Hardwood Floors</li></ul>
Master Bedroom	3.66 x 3.35m	12' x 11'	<ul style="list-style-type: none"><li>➤ Closet</li><li>➤ Hardwood Floors</li></ul>
Second Bedroom	3.66 x 3.05m	12' x 10'	<ul style="list-style-type: none"><li>➤ Closet</li><li>➤ Hardwood Floors</li><li>➤ Ceiling Fan</li></ul>
Washroom			<ul style="list-style-type: none"><li>➤ 4-Piece</li></ul>

## Basement

Recreation Room	6.10 x 4.27m	20' x 14'	<ul style="list-style-type: none"><li>➤ Wood-Burning Fireplace (as is)</li><li>➤ Broadloom</li><li>➤ Pot Lights</li></ul>
Kitchen	3.66 x 3.35m	12' x 11'	<ul style="list-style-type: none"><li>➤ Tile Floor</li></ul>
Bedroom	3.35 x 3.05m	11' x 10'	<ul style="list-style-type: none"><li>➤ Broadloom</li></ul>
Washroom			<ul style="list-style-type: none"><li>➤ 4-Piece</li></ul>

## Additional Information

### Inclusions

- Maytag Refrigerator
- Inglis Stove
- Maytag Washer
- Kenmore Dryer
- Viking Refrigerator in Basement
- Viking Stove in Basement
- Maytag Dishwasher (as is)

**Exclusions/Rentals**

- All Items Belonging to Tenant
- Hot Water Tank (if rental)

**Heating/Cooling**

- Hot Water Gas
- Central Air Conditioning

**Roof**

- Replaced in Fall 2016

**Legal Description**

- Pt Lt 13 Pl 3119 East York; Pt Lt 14 Pl 3119  
East York As In CA466246; Toronto (E York), City Of Toronto

**Drive/Garage**

- Private Drive with Detached Single Car Garage

**Taxes**

- \$5,201.08 (2016)

**Possession**

- August 1<sup>st</sup> or To Be Arranged

**Public Schools**

**Diefenbaker Elementary School**  
175 Plains Rd, East York, ON  
M4J 2R2

**(416) 396-2350**

**GR. JK-05**

**Cosburn Middle School**  
520 Cosburn Ave, East York, ON  
M4J 2P1

**416) 396-2335**

**GR. 06-08**

**East York Collegiate Institute**  
650 Cosburn Ave, East York, ON  
M4C 2V2

**(416) 396-2355**

**GR. 09-12**

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.