

102 Bedford Rd.

Main Level

Foyer

- Leaded Glass Window

Living Room

21' x 13' 5"
6.4m x 4.11m

- French Doors
- Broadloom
- Bay Windows
- Fireplace
- Spiral Staircase to Second Floor Bedroom

Den

- Broadloom

Dining Room

20' x 15'
6.09m x 4.57m

- Separate
- Twin Windows
- Wood-Burning Fireplace
- Broadloom
- Wainscotting
- Moulding

Kitchen

16' x 14'
4.87m x 4.26m

- Eat-In
- Ample Storage
- Linoleum Floor
- Window

Main Washroom

- 4-Piece

Second Level

Primary Bedroom

16' x 15'
4.87m x 4.57m

- Fireplace
- Broadloom
- Closet

Second Bedroom

18' x 12' 5"
5.48m x 3.81m

- Fireplace
- Broadloom
- Spiral Staircase to Living Room

Third Bedroom

19' x 6'
5.79m x 1.82m

- Broadloom
- Combined with Sunroom

Fourth Bedroom

12' 5" x 10' 5"
3.81m x 3.2m

- Hardwood Floor
- Ceiling Fan
- Wall of Closets

Main Bathroom

- 4-Piece

Third Floor

Kitchen	11' 0" x 8' 5" 3.35m x 2.59m	<ul style="list-style-type: none">➤ Stove➤ Window
Bedroom	14' 0" x 14' 0" 4.26m x 4.26m	<ul style="list-style-type: none">➤ Broadloom➤ Closet
Second Bedroom	10' 0" x 9' 5" 3.04m x 2.89m	<ul style="list-style-type: none">➤ Broadloom➤ Closet
Third Bedroom	18' 0" x 15' 0" 5.48m x 4.57m	<ul style="list-style-type: none">➤ Broadloom➤ Closet
Main Bathroom		<ul style="list-style-type: none">➤ 5-Piece

Basement

Unfinished		<ul style="list-style-type: none">➤ With a lot of potential
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Additional Information

Inclusions

- Two Moffat Stoves
- Ceiling Fan
- Window Coverings
- Broadloom Where Laid
- Mitsubishi Air Conditioner (in Kitchen)
- Kenmore Refrigerator (In Basement in Rear Hall)

Exclusions

- All Electrical Light Fixtures

Legal Description

- PLAN M6 PT LOT 124

Lot Size

- 39.5 feet X 141 feet

Heating/Cooling

- Gas / Water
- Wall Unit(s) - Air Conditioning

Property Taxes

- \$16,630.20 per annum (2023)

Parking

- Detached Double Garage
- Private Drive

Possession

- 30-60 Days / To Be Determined

Special Designation

- Heritage Designation Part V

Carson Dunlop Pre-Listing

- Available Upon Request

Home Inspection

Sotheby's | Canada
INTERNATIONAL REALTY

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 that we believe are reliable, but for which we assume no responsibility.