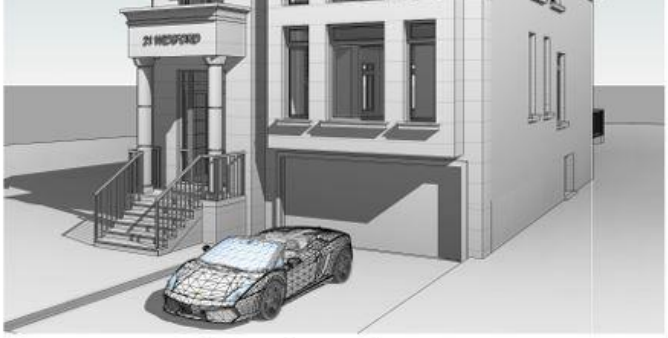
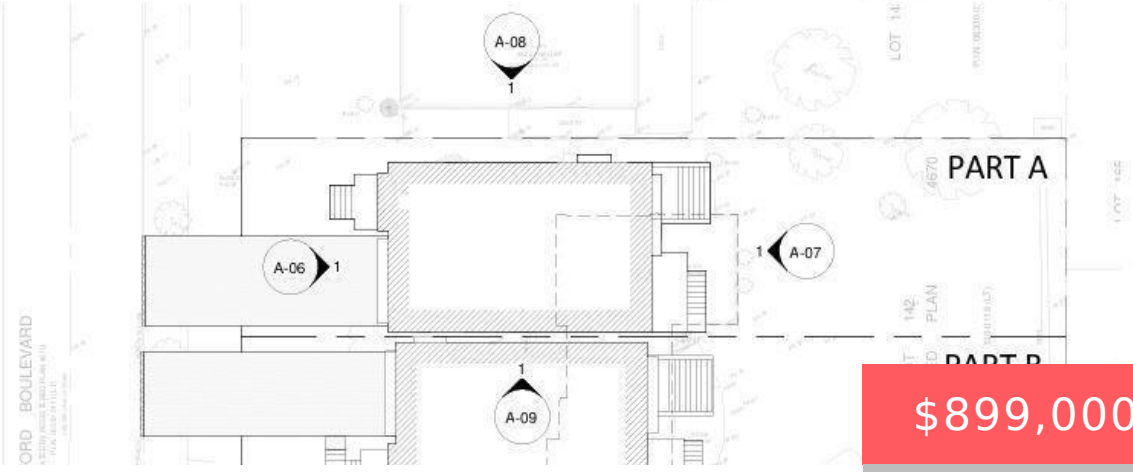
Frontage	11.47 m	37.63 ft
Front Yard Setback	7.86 m	25.79 ft
Side Yard Setback	1.41 m & 0.30 m	4.63 ft & 1.00 ft
Rear Yard Setback	23.87 m	78.31 ft
Height	10.00 m	32.81 ft
Length	15.82 m	51.90 ft
Front Yard Area	96.79 S.M.	1041.84 S.F.
Driveway Area	43.73 S.M.	470.71 S.F.
Porch&Walkway Area	10.62 S.M.	114.31 S.F.
Soft Landscaping Area	42.44 S.M.	456.82 S.F.
Basement Floor Area (Excluding Garage)	113.30 S.M.	1219.56 S.F.
Basement Floor Area (Including Garage)	148.58 S.M.	1599.32S.F.
Main Floor Area	150.53 S.M.	1620.30S.F.
Second Floor Area	150.53 S.M.	1620.30S.F.
Footprint Area	150.53 S.M.	1620.30S.F.
Gross Floor Area	301.06 S.M.	3240.61 S.F.
Coverage	27.61 %	

A-00	COVER SHEET
A-01	SITE PLAN
A-02	BASEMENT FLOOR PLAN
A-03	FIRST FLOOR PLAN
A-04	SECOND FLOOR PLAN
A-05	ROOF PLAN
A-06	WEST ELEVATION (FRONT)
A-07	EAST ELEVATION (REAR)
A-08	NORTH ELEVATION (LEFT)
A-09	SOUTH ELEVATION (RIGHT)
A-10	PERSPECTIVE VIEW





$899,000

- 3 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft

21 WEXFORD BOULEVARD, TORONTO (WEXFORD-MARYVALE), ONTARIO, CANADA, M1R1K9

https://www.gtarealestates.com

Experience 1 & half 3 bedroom house located in the heart of Wexford. Located at the end culde-sac. New approved permit ready modern home designed for 3,240 Sq Ft + Basement floor area 1,219 Sq ft gross floor area. Functional layout 10’8′ high spaciouce family and kitchen open concept design, Private office, Dining and living...

Rooms & Units Descr

UnitNumber: A
RoomLevel1: Second level
RoomWidth1: 2.94
RoomType2: Bedroom 3
RoomLength2: 5.02
RoomDimensions2: 5.02 m X 3 m
RoomLevel3: Second level
RoomWidth3: 2
RoomType4: Recreational, Games room
RoomLength4: 6.21
RoomDimensions4: 6.21 m X 4.8 m
RoomLevel5: Main level
RoomWidth5: 1.26
RoomType6: Great room
RoomLength6: 6.46
RoomDimensions6: 6.46 m X 5.5 m
RoomLevel7: Main level
RoomWidth7: 16.07
RoomType8: Kitchen
RoomLength8: 4.81
RoomDimensions8: 4.81 m X 2.15 m
RoomLevel9: Main level
RoomWidth9: 3.66
RoomType1: Bedroom 2
RoomLength1: 3.56
RoomDimensions1: 3.56 m X 2.94 m
RoomLevel2: Second level
RoomWidth2: 3
RoomType3: Bathroom
RoomLength3: 2
RoomDimensions3: 2 m X 2 m
RoomLevel4: Basement
RoomWidth4: 4.8
RoomType5: Foyer
RoomLength5: 1.98
RoomDimensions5: 1.98 m X 1.26 m
RoomLevel6: Main level
RoomWidth6: 5.5
RoomType7: Dining room
RoomLength7: 4.9
RoomDimensions7: 4.9 m X 16.07 m
RoomLevel8: Main level
RoomWidth8: 2.15
RoomType9: Primary Bedroom
RoomLength9: 4.57
RoomDimensions9: 4.57 m X 3.66 m

Location Details

City: Toronto (Wexford-Maryvale)
Province: Ontario

Property Details

SubdivisionName: Wexford-Maryvale
Stories: 1.5
Levels: 1.5
FrontageLength: 37 ft ,6 in

Property Features

Flooring: Ceramic,Hardwood,Carpeted
HeatingFuel: Natural gas
Cooling: Window air conditioner
OpenParkingYN: False
AttachedGarageYN: True
PoolYN: False
WaterfrontYN: False
Heating: Radiant heat
CoolingYN: True
ParkingTotal: 5
GarageYN: True
CarportYN: False
ViewYN: False
Sewer: Sanitary sewer

Courtesy of

OfficeName: CENTURY 21 LEADING EDGE REALTY INC.
Office ID: 50408
ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 5
Heating: Radiant heat
Sewer: Sanitary sewer

Amenities & Features

Waterfront available: No
AttachedGarageYN: Yes
CarportYN: No
CoolingYN: Yes
OpenParkingYN: No
GarageYN: Yes
PoolYN: No
Cooling: Window air conditioner