

	22 Andona Cres Toronto Ontario M1C 5J6 Toronto E10 Centennial Scarborough Toronto SPIS: No Taxes: \$4,509/2025 DOM: 0	List: \$924,900 For: Sale
	Detached Front On: W Link: N Acres: 2-Storey	Rms: 6 + 3 Bedrooms: 3 Washrooms: 4 1x2xMain, 2x4x2nd, 1x3xBsmt
	Lot: 26.77 x 109.94 Feet Irreg: Dir/Cross St: Port Union Rd & Lawson Rd Directions: Port Union Rd & 401	

MLS#: E13485152 **PIN#:** 065060381
Possession Remarks: Flexible
Legal: PLAN 66M2399 LOT 33

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2003 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Attached / 1 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Grnbelt/Conserv, Park, Public Transit, School Exterior Feat: Backs On Green Belt, Canopy, Patio, Landscaped Interior Feat: Carpet Free, On Demand Water Heater	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Gazebo Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.53	x 12.96	Hardwood Floor	Large Window	
2	Dining	Main	10.79	x 8.76	Hardwood Floor		
3	Kitchen	Main	16.8	x 11.22	Stainless Steel Appl	Quartz Counter	W/O To Yard
4	Prim Bdrm	2nd	17.26	x 12.04	Hardwood Floor	4 Pc Ensuite	W/I Closet
5	2nd Br	2nd	10.14	x 8.37	Hardwood Floor	Large Window	
6	3rd Br	2nd	12.14	x 9.91	Hardwood Floor	Large Window	
7	Rec	Bsmt	12.47	x 11.12	Laminate	3 Pc Bath	
8	Utility	Bsmt	12.96	x 5.12			
9	Laundry	Bsmt	9.55	x 5.18	Laundry Sink		

Client Remks: Welcome To This Beautifully Updated 3-Bedroom, 4-Bathroom Home In Scarborough's Highly Sought-After Centennial/Port Union Community. Situated In A Mature, Family-Friendly Area And Backing Onto Open Space With Adams Park Just Beyond, This Move-In-Ready Home Offers An Exceptional Combination Of Privacy, Convenience, And Location. The Main Floor Features A Bright Living And Dining Area, An Updated Kitchen, And A Walkout To A Private Backyard With A Gazebo. Upstairs, The Primary Bedroom Retreat Offers A Walk-In Closet And Private 4-Piece Ensuite, Accompanied By Two Additional Bedrooms. The Finished Basement Extends The Living Space And Features A 3-Piece Bathroom. Recent Updates Include Renovated Kitchen Featuring Quartz Countertops and Backsplash, Soft Close Cabinetry, Pantry & Five Stainless Steel Appliances(2025) Fresh Paint Throughout (2025), Front Entry Door (2024), Garage Door (2023), Renovated Primary Ensuite (2021), Owned Furnace (2019), Roof (2020) And A Tankless Water Heater (Rental, 2017). Ideally Located Close To Schools, Adams Park, Port Union Waterfront Park, Shopping, Restaurants, Rouge Hill GO Station, TTC, Highway 401, Waterfront Trails, And Lake Ontario. An Excellent Opportunity For First-Time Buyers, Young Families, Or Anyone Looking To Enjoy One Of Scarborough's Most Desirable Communities.

Inclusions: Stainless Steel Refrigerator, Stove, Dishwasher, Hood Fan, Built In Microwave. Washer & Dryer, All Electrical Light Fixtures, All Window Coverings and Blinds.

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. Ph: 416-686-1500