



22 Andona Cres
Toronto Ontario M1C 5J6
 Toronto E10 Centennial Scarborough Toronto
SPIS: No **Taxes:** \$4,509/2025 **DOM:** 0

Detached **Front On:** W **Rms:** 6 + 3
Link: N **Acre:** **Bedrooms:** 3
 2-Storey **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#: E13513732 **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
Apx Sqft: 1100-1500
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Concrete
Assessment:
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/Ag:
Waterfront:
Retirement:
HST Applicable to: Included In
Sale Price:
Oth Struct: Gazebo
Survey Type: None

#	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