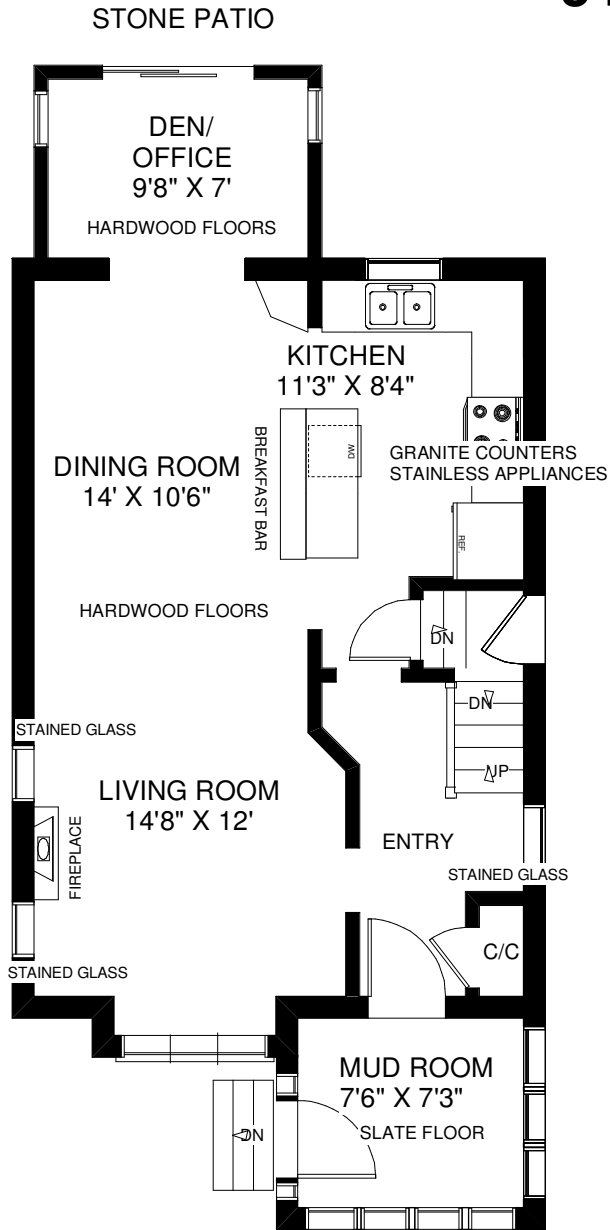
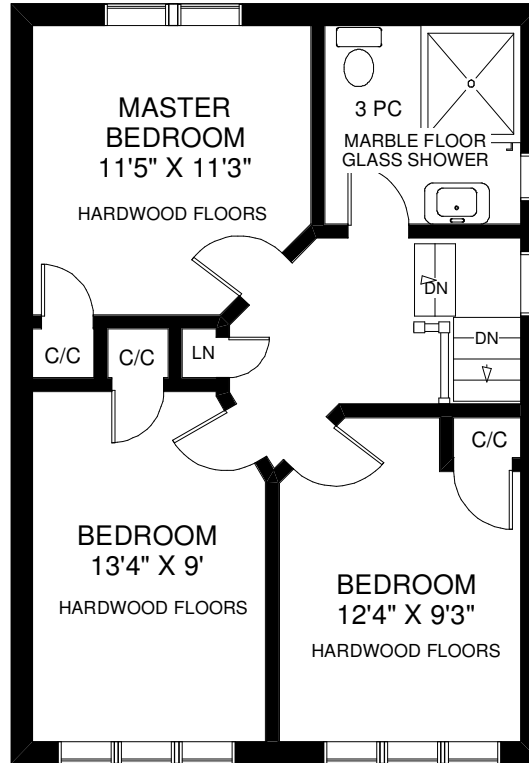


# 54 MORNINGSIDE AVENUE

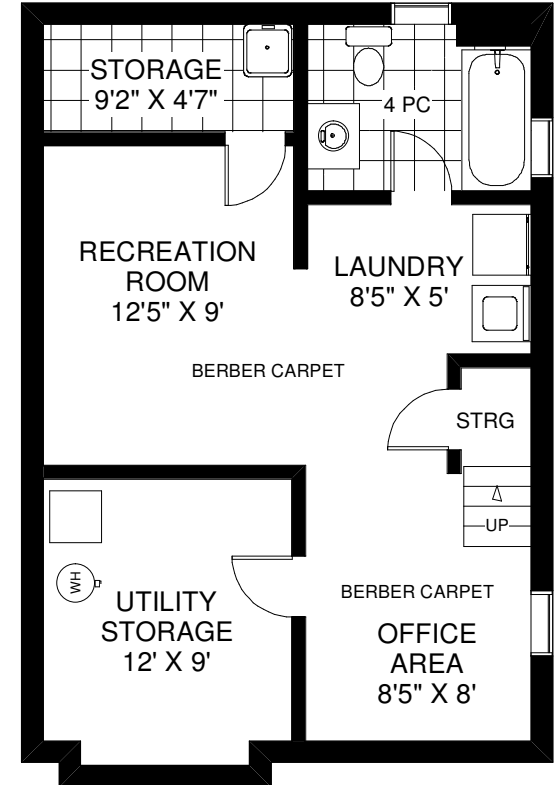
**THE JULIE KINNEAR TEAM**  
**Royal LePage Real Estate Services Ltd.,**  
**Brokerage**  
**(416) 762-8255**



**MAIN FLOOR**  
**APPROXIMATELY 700 SQ FT**  
**(INCLUDING MUD ROOM)**



**SECOND FLOOR**  
**APPROXIMATELY 600 SQ FT**



**LOWER FLOOR**  
**APPROXIMATELY 600 SQ FT**

Note: Measurements & Calculations are approximate. Provided as a guideline only.