
	2737 Keele St 713 Toronto Ontario M3M2E9 Toronto W05 Downsview-Roding-CFB Toronto 108-14-G SPIS: N Taxes: \$1,196.58 / 2015 DOM: 103			List: \$174,900 For: Sale 1																																															
	Condo Apt #Shares%: Rms: 4 Apartment Locker#: 155 Bedrooms: 1 Corp#: TSCC / 1786 Level: 7 Washrooms: 1 Unit#: 13 1x4xFlat Zoning: Res Prop Mgmt: Malvern Property Management Dir/Cross St: Between401&Wilson.Esideofkeele																																																		
	MLS#: W3156308 Occup: Vacant Possession: Immediate Status Cert: Y Bldg Name: PIN#:																																																		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 500-599 Sqft Source: Mpac Exposure: S Assessment: Spec Desig: Unknown Phys Hdp-Eqp: N	Pets Perm: N Locker: Owned Maint: \$471.80 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: N Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: N GreenPIS: N	Balcony: Jlte Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Garage: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park Spcs: 1 Park \$/Mo: 0.00 Prk Lgl Dsc: Lvl 3 #61 Bldg Amen: Guest Suites, Gym, Party/Meeting Room, Security Guard, Visitor Parking Prop Feat: Hospital, Library, Public Transit																																																	
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th></th> <th></th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Flat</td> <td>5.74</td> <td>x 3.48</td> <td>Hardwood Floor</td> <td>Juliette Balcony</td> <td>South View</td> </tr> <tr> <td>2</td> <td>Kitchen</td> <td>Flat</td> <td>5.74</td> <td>x 3.48</td> <td>Hardwood Floor</td> <td>Ceramic Back Splash</td> <td>Open Concept</td> </tr> <tr> <td>3</td> <td>Master</td> <td>Flat</td> <td>3.61</td> <td>x 2.87</td> <td>Hardwood Floor</td> <td>W/I Closet</td> <td>Double Doors</td> </tr> <tr> <td>4</td> <td>Foyer</td> <td>Flat</td> <td>2.69</td> <td>x 1.78</td> <td>Marble Floor</td> <td>Closet</td> <td>4 Pc Bath</td> </tr> <tr> <td>5</td> <td>Bathroom</td> <td>Flat</td> <td>2.74</td> <td>x 1.62</td> <td>Marble Floor</td> <td>Pot Lights</td> <td></td> </tr> </tbody> </table>				#	Room	Level			Description			1	Living	Flat	5.74	x 3.48	Hardwood Floor	Juliette Balcony	South View	2	Kitchen	Flat	5.74	x 3.48	Hardwood Floor	Ceramic Back Splash	Open Concept	3	Master	Flat	3.61	x 2.87	Hardwood Floor	W/I Closet	Double Doors	4	Foyer	Flat	2.69	x 1.78	Marble Floor	Closet	4 Pc Bath	5	Bathroom	Flat	2.74	x 1.62	Marble Floor	Pot Lights	
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Client Remks: The First Rule In Real Estate Is "Location". It Will Be Hard To Find An Opportunity Like This Turnkey Ready To Move In Unit With All The Same Bells And Whistles. This Sharp 1 Bdrm Apartment Has Hardwood Floors & Marble Tiles Throughout. A Beautiful Unobstructed South View Exposure Giving A Great View Of The Cn Tower & The City Lights From The Juliette Balcony. All Utilities Are Included In The Condo Fees. Don't Miss This Great Opportunity! Extras: The Building Is Located Only One Block From Humber River Regional Hospital. When It Opens Later This Year, It Will Be The First, All Digital Hospital. Includes: 1 Parking, 1 Locker And Freshly Painted Top To Bottom.																																																			
Listing Contracted With: RE/MAX REALTY SPECIALISTS INC., BROKERAGE 905-858-3434																																																			

	370 Dixon Rd 1504 Toronto Ontario M9R1T2 Toronto W09 Kingsview Village-The Westway Toronto 107-7-H SPIS: N Taxes: \$887.46 / 2014 DOM: 54		List: \$179,900 For: Sale 2																																																																
	Condo Apt #Shares%: Rms: 7 Apartment Locker#: Bedrooms: 3 Corp#: YCC / 60 Level: 14 Washrooms: 1 Unit#: 20 1x4xMain Zoning: Prop Mgmt: Vista Property Management Dir/Cross St: Dixon Rd & Kipling Ave																																																																		
MLS#: W3208884 Occup: Vacant Possession: Immediate/Tba Status Cert: Y Bldg Name: PIN#:																																																																			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: As Per Mpac Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$584.22 A/C: Wall Unit Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: N Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Garage: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Exclusive Park Spcs: 1 Park \$/Mo: Prk Lgl Dsc: Bldg Amen:																																																																	
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#	Room	Level			Description																																																														
1	Living	Main	7.92	x 3.20	Laminate	Combined W/Dining	W/O To Balcony																																																												
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1445 Wilson Ave 401 List: **\$179,900** For: **Sale** ³
Toronto Ontario M3M1J5
Toronto W05 Downsview-Roding-CFB Toronto 108-12-G
SPIS: N **Taxes:** \$1,200.00 / 2015 **DOM:** 48

Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 2 + 1
Corp#: YCC / 445 **Level:** 4 **Washrooms:** 2
Unit#: 401 2x3

Zoning:
Prop Mgmt: Self Managed
Dir/Cross St: Wilson Ave. & Jane St.


MLS#: W3214587		Occup: Vacant		Possession: 15 Days Tba	
Status Cert: N		Bldg Name:		PIN#:	
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$449.63	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	None	Exterior:	Brick
Heat:	Baseboard / Electric	Central Vac:	N	Garage:	Undergrnd / 1.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:	Retirement:	Park Type:	Exclusive
Sqft Source:	Mpac	Taxes Incl:	N Water Incl: Y	Park Spcs:	1
Exposure:	Sw	Heat Incl:	N Hydro Incl: N	Park \$/Mo:	
Assessment:		Cable TV Incl:	N CAC Incl: N	Prk Lgl Dsc:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Bldg Amen:	
Phys Hdp-Eqp:		Com Elem Incl:	Y		
		Cert Level:			
		Energy Cert:			
		GreenPIS:			


#	Room	Level			Description		
1	Great Rm	Main	5.88	x 5.00	Combined W/Kitchen	Open Concept	W/O To Balcony
2	Kitchen	Main	5.88	x 3.14	Combined W/Great Rm	Open Concept	Eat-In Kitchen
3	Master	Main	4.88	x 3.05	Tile Floor	Ensuite Bath	Double Closet
4	2nd Br	Main	3.97	x 2.90	Tile Floor	Pot Lights	Double Closet
5	Den	Main	3.14	x 2.53	Tile Floor	Pot Lights	Double Closet


Client Remks: Great Value - Approx 850 Sq.Ft. - 2+1 Bedroom - 2 X 3-Piece Stunning Baths - Spectacular Custom Renovation - Fabulous Lifestyle - Open Concept Kitchen/Living/Dining Area - Large Rooms - Ensuite Laundry - S/W Exposure With Balcony - Parking - Ttc At Your Door - Very Close To Hwy's 401/400/407 - Minutes To Shopping - Luxury Stainless Steel Appliances - Incl. Ge Monogram Cooktop, Ge Refrigerator/Freezer With Water And Ice Maker.

Extras: B/I Oven, B/I Micro Oven, B/I Dishwasher, Granite Countertops Incl. Island With Extra Pots/Pans Drawers. Tile Backsplash, Dozens Of Pot Lights. 18"X18" Tile Flooring Throughout, Mirrored Closet Doors.

Listing Contracted With: SILVERSTARR REALTY INC., BROKERAGE 416-218-1117

	1600 Keele St 912		List: \$199,999 For: Sale		
	Toronto Ontario M6N5J1				
	Toronto W03 Keelesdale-Eglinton West Toronto 114-13-M				
	SPIS: N		Taxes: \$1,109.57 / 2015		DOM: 4
Condo Apt		#Shares%:	Rms: 4		
Apartment		Locker#: 3	Bedrooms: 1		
Corp#: TSCC / 1683		Level: 10	Washrooms: 1		
Unit#: 12		1x4			
Zoning:					
Prop Mgmt: 360 Community Management Ltd.					
Dir/Cross St: Keele St & Eglinton Ave W					
MLS#: W3256904		Occup: Vacant		Possession: Immediate/Tba	
Status Cert: Y		Bldg Name:		PIN#:	
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$376.43	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Garage:	Undergrnd / 1.0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	500-599	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	Mpac	Taxes Incl:	N	Water Incl:	Y
Exposure:	Se	Heat Incl:	N	Hydro Incl:	N
Assessment:		Cable TV Incl:	N	CAC Incl:	N
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdp-Eqp:		Com Elem Incl:	Y	Prk Lgl Dsc:	Level A
		Cert Level:		Bldg Amen:	Exercise Room,
		Energy Cert:		Party/Meeting Room:	Visitor Parking
		GreenPIS:			
#	Room	Level	Description		
1	Living	Flat	4.51	x 4.90	W/O To Balcony Combined W/Dining Large Window
2	Dining	Flat	4.51	x 4.90	Combined W/Living Tile Floor Large Window
3	Kitchen	Flat	1.86	x 2.31	Ceramic Floor Open Concept B/I Microwave
4	Br	Flat	2.10	x 3.29	Closet Laminate
Client Remks: Beautiful, Bright & Clean Studio Unit With Panoramic View Of City And Cn Tower. Floor To Ceiling Large Windows. Stacked Washer & Dryer, Fridge, Stove, B/I Dishwasher, B/I Microwave. 1 Parking & 1 Locker. Walk Out Balcony. Open Concept Kitchen With Ceramic Tiles. Porcelain Tile Floor Throughout Living, Dining And Corridor. Move-In Condition!! Ideal For Single Or Couple.					
Extras: Great Location, Next To Plaza. Close To Ttc, Subway, Shops, Banks, Grocery, Restaurants & Highway. Buyers To Verify All Info & Measurements. Option Lease To Own Provided Satisfactory Down Payment. Seller Maybe Able To Hold The Financing.					
Listing Contracted With: GREAT CANADIAN REALTY SUCCESS GROUP, BROKERAGE				416-439-1300	

	149 Isaac Devins Blvd 2 Toronto Ontario M9M0C4 Toronto W05 Humberlea-Pelmo Park W5 Toronto 102-10-E SPIS: N Taxes: \$1,478.00 / 2014 DOM: 117 Condo Townhouse #Shares%: Rms: 3 + 1 Apartment Locker#: Bedrooms: 1 Corp#: TSCC / 2215 Level: 1 Washrooms: 1 Unit#: 2 1x4xMain Zoning: Prop Mgmt: Samuel Property Management Dir/Cross St: Weston And Sheppard																										
	MLS#: W3143602 Occup: Tenant Possession: Tba Status Cert: N Bldg Name: PIN#:																										
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Previous Owner Exposure: W Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$248.06 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: N Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Garage: None / 0.0 Park/Drive: None Park Type: Exclusive Park Spcs: 0 Park \$/Mo: Prk Lgl Dsc: Bldg Amen:																									
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4	Master	Main	3.35 x 3.13	Laminate																							
Client Remks: This Condo Apt Is Centrally Located Low Maintenance Fees & Close To Ttc. Perfect Starter Home On Great Investment Opportunity. Also Close To Hwys & York University. Apt Is Presently Rented For \$1,075 Per Month. Tenant Can Be Assumed Or Vacate. Extras: Upgraded Tiles In Kitchen & Washroom. Laminate Floors In Other Rooms. 5 Appliances Standard White.																											
Listing Contracted With: HOMELIFE/UNITED REALTY INC., BROKERAGE 905-672-1234																											

	3031 Finch Ave W2008 Toronto Ontario M9M0A3 Toronto W05 Humbermede Toronto 101-8-C SPIS: N Taxes: \$1,873.00 / 2014 DOM: 41		List: \$325,500 For: Sale 6		
	Condo Townhouse #Shares%: Rms: 7 2-Storey Locker#: A178 Bedrooms: 4 Corp#: TSCC / 1947 Level: 2 Washrooms: 3 Unit#: 8 2x4xUpper, 1x2xMain Zoning: Prop Mgmt: Malvern Property Management Dir/Cross St: Finch And Islington				
MLS#: W3221800 Occup: Vacant Possession: Immediate		Status Cert: N Bldg Name: Harmony Village PIN#:			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: N/A Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:		Pets Perm: Restrict Locker: Owned Maint: \$350.55 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:		Balcony: Open Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Garage: Undergrnd / 1.0 Park/Drive: None Park Type: Owned Park Spcs: 1 Park \$/Mo: Prk Lgl Dsc: A-119 Bldg Amen: Prop Feat: Hospital, Lake/Pond/River, Place Of Worship, Public Transit, Rec Centre, School	
#	Room	Level	Description		
1	Living	Main	6.00	x 3.25	Laminate W/O To Balcony 2 Pc Bath
2	Dining	Main	6.00	x 3.25	Laminate W/O To Balcony Combined W/Living
3	Kitchen	Main	3.37	x 2.61	Ceramic Floor Open Concept Breakfast Bar
4	Master	2nd	3.65	x 3.59	Laminate 4 Pc Ensuite W/O To Balcony
5	2nd Br	2nd	3.60	x 2.40	Laminate W/O To Balcony Double Closet
6	3rd Br	2nd	3.30	x 3.00	Laminate W/O To Balcony Double Closet
7	4th Br	2nd	3.40	x 2.68	Laminate Window Double Closet
Client Remks: 4 Bed, 3 Bath Townhome Sitting On A Quiet, Family Friendly Street. Features Laminate Floors Throughout, Combined Living/Dining Rooms W/ Walk-Out To Balcony & 2-Piece Powder Room On Main Floor. Large Master Bed W/ 4Pc Ensuite, Double Closet, & Walk-Out To Balcony. The 2nd & 3rd Beds Each Have Double Closets And Walk-Out To Balcony.					
Extras: Easy Access To The 401 Highway, Humber River, Rexdale Mall, Shoppers Drug Mart, Td Canada Trust, Shops, Restaurants & More!					
Listing Contracted With: RE/MAX REALTRON REALTY INC., BROKERAGE					416-222-8600



38A St Georges Blvd
Toronto Ontario M9R1X2
 Toronto W09 Kingsview Village-The Westway Toronto 107-7-H
SPIS: N Taxes: \$4,700.00 / 2014 DOM: 13

Detached Front On: N Rms: 9 + 4
 2-Storey Acre: Bedrooms: 4 + 2
 Washrooms: 4
 1x5x2nd, 1x4x2nd, 1x3xMain,
 1x4xBsmt

Lot: 42.5 x 258 Feet Irreg:
 Dir/Cross St: Islington Ave/Hwy 401

MLS#: W3248340 Contract Date: 6/30/2015 Possession: 60Dys/Tba PIN#:


Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Y
Basement:	Finished	Garage:	Attached / 2.0	Hydro:	Y
Fireplace/Stv:	Y	Park Spaces:	4	Gas:	Y
Heat:	Forced Air / Gas	UFFI:		Phone:	Y
A/C:	Central Air	Pool:	None	Water:	Municipal
Central Vac:		Energy Cert:		Water Supply:	
Apx Age:		Cert Level:		Sewer:	Sewers
Apx Sqft:		GreenPIS:		Spec Desig:	Unknown
Assessment:		Prop Feat:		Farm/Agr:	
Addl Mo Fee:				Waterfront:	
Elevator/Lift:				Retirement:	
Laundry Lev:				Oth Struct:	
Phys Hdcap-Eqp:					

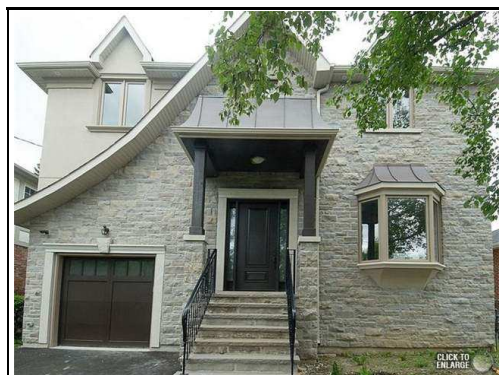
#	Room	Level			Description		
1	Kitchen	Main	6.71	x 3.35	Ceramic Floor	Family Size Kitchen	W/O To Sunroom
2	Living	Main	6.10	x 3.35	Hardwood Floor	Bay Window	Formal Rm
3	Dining	Main	4.57	x 3.35	Hardwood Floor	Picture Window	Formal Rm
4	Family	Main	5.94	x 3.35	Hardwood Floor	Floor/Ceil Fireplace	W/O To Sunroom
5	Study	Main	3.05	x 2.74	Hardwood Floor	Closet	
6	Sunroom	Main	3.35	x 2.13	Ceramic Floor	W/O To Sundeck	
7	Master	2nd	5.94	x 3.96	Hardwood Floor	W/I Closet	5 Pc Ensuite
8	2nd Br	2nd	3.66	x 3.35	Hardwood Floor	Closet	
9	3rd Br	2nd	3.66	x 3.35	Hardwood Floor	Closet	
10	4th Br	2nd	3.35	x 3.05	Hardwood Floor	Closet	
11	Rec	Bsmt	8.23	x 3.35	Ceramic Floor	Floor/Ceil Fireplace	Wet Bar
12	5th Br	Bsmt	6.10	x 3.20	Ceramic Floor		

Client Remks: Basement Also Contains: Kitchen/Laundry Room, Another Bedroom With Walkout To Yard, A Large Cold Cellar And A 3Pc Washroom With A Sauna. Park Like Backyard With A Large Storage Structure In Back Of Lot....Not To Be Missed....

Extras: All Fixtures Attached To The Property That Do Not Belong To Owner. Property Being Sold In "As Is Where Is" Basis..... Buyers Market!!!!....Offers Looked At Any Time!

Listing Contracted With: TRI-HOME REAL ESTATE LTD., BROKERAGE Ph: 416-636-2200

	2045 Lake Shore Blvd W 3201 Toronto Ontario M8V2Z6 Toronto W06 Mimico Toronto 119-11-S SPIS: N Taxes: \$6,480.00 / 2014 DOM: 60				List: \$1,182,800 For: Sale 8					
	Condo Apt Apartment Corp#: YCC / 382 Unit#: 1 Zoning: Prop Mgmt: Brookfield Property Management Dir/Cross St: Palace Pier/Lake		#Shares%: Locker#: Level: 32		Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x6, 1x4, 1x2					
MLS#: W3202430 Occup: Vacant Possession: Tba				Status Cert: N Bldg Name: PIN#:						
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Radiant / Gas Apx Age: Apx Sqft: 3000-3249 Sqft Source: 3257 Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:		Pets Perm: Restrict Locker: Exclusive Maint: \$2,641.64 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:		Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Concrete Garage: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park Spcs: 1 Pk Spot#: 82B Park \$/Mo: Prk Lgl Dsc: Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room Prop Feat: Beach, Clear View, Lake Access, Marina, Park, Waterfront						
#	Room	Level		Description						
1	Living	Flat	8.24	x 8.12	Sw View	Marble Floor	Overlook Water			
2	Dining	Flat	4.81	x 3.44	Marble Fireplace	Marble Floor	Overlook Water			
3	Kitchen	Flat	5.04	x 4.24	Renovated	B/I Appliances	Stone Counter			
4	Master	Flat	9.94	x 7.91	Ensuite Bath	W/I Closet	Broadloom			
5	2nd Br	Flat	4.99	x 3.09	Double Closet	Broadloom	North View			
6	3rd Br	Flat	4.99	x 3.09	Double Closet	Broadloom	North View			
7	Den	Flat	3.30	x 3.20	B/I Bookcase	Broadloom	West View			
8	Solarium	Flat			Tile Floor	Overlook Water				
Client Remks: Luxurious Waterfront Condo In Sought After "Palace Pier" - Approx 3200 Sq Ft, Custom Kitchen W/B/I Appliances, Marble Floors, 2 Marble Wood Burning Fireplaces, Full Lake And City Views!!, 2 Solariums, High Ceilings, 24 Hr Concierge, Valet Parking, Shuttle Bus, Beauty Salon, Convenience Store, 9 Acre Garden. Extras: Billiard Room, Car Wash Bay, Waterfront Trails, Convenient Location To Downtown, Airport, Highways.										
Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE										905-731-3948



248 Martin Grove Rd
Toronto Ontario M9B4L5
 Toronto W08 Islington-City Centre West Toronto 113-6-N
SPIS: N Taxes: \$5,849.45 / 2015 DOM: 26

List: \$1,399,000 For: Sale

Detached Front On: W Rms: 10
 2-Storey Acre: Bedrooms: 4
 Washrooms: 4
 1x6x2nd, 1x4x2nd, 1x3x2nd,
 1x2xGround
 Lot: 50 x 150 Feet Irreg:
 Dir/Cross St: Martin Grove And Rathburn

MLS#: W3238677

Contract Date: 6/17/2015

Possession: Immed

PIN#:

Kitchens: 1
 Fam Rm: Y
 Basement: Unfinished
 Fireplace/Stv: Y
 Heat: Forced Air / Gas
 A/C: Central Air
 Central Vac:
 Apx Age:
 Apx Sqft: 3000-3500
 Assessment:
 Addl Mo Fee:
 Elevator/Lift:
 Laundry Lev: Upper
 Phys Hdcap-Eqp:

Exterior: Stone / Stucco/Plaster
 Drive: Private
 Garage: Attached / 1.0
 Park Spaces: 4
 UFFI:
 Pool: None
 Energy Cert:
 Cert Level:
 GreenPIS:
 Prop Feat: Fenced Yard, Park,
 Ravine, River/Stream

Zoning:
 Cable TV:
 Hydro:
 Gas:
 Phone:
 Water: Municipal
 Water Supply:
 Sewer: Sewers
 Spec Desig: Unknown
 Farm/Agr:
 Waterfront:
 Retirement:
 Oth Struct:

#	Room	Level			Description		
1	Living	Main	4.15	x 2.77	Hardwood Floor	Crown Moulding	Formal Rm
2	Dining	Main	4.60	x 4.18	Hardwood Floor	Crown Moulding	Wainscotting
3	Family	Main	7.13	x 6.82	Gas Fireplace	Crown Moulding	W/O To Yard
4	Kitchen	Main	5.33	x 4.30	Stainless Steel Appl	Centre Island	O/Looks Family
5	Powder Rm	Main	2.59	x 1.19	Hardwood Floor		Tile Floor
6	Master	2nd	5.55	x 4.79		Hardwood Floor	Crown Moulding
7	Other	2nd	3.50	x 3.32	W/I Closet	Pot Lights	Combined W/Master
8	Bathroom	2nd	4.63	x 2.59	Heated Floor	6 Pc Ensuite	Combined W/Master
9	2nd Br	2nd	3.84	x 3.08	Hardwood Floor	W/I Closet	4 Pc Ensuite
10	3rd Br	2nd	5.15	x 3.69	Hardwood Floor	Closet	Walk-In Bath
11	4th Br	2nd	5.06	x 3.75	Hardwood Floor	Closet	Walk-In Bath
12	Laundry	2nd	2.26	x 1.92	Tile Floor		

Client Remks: No Expense Spared In This Beautiful Custom Built Home In A Fantastic Area Surrounded By Ravines, Mimico Creek & Parkland! Do Not Miss This Opportunity! This Property Has Been Lovingly Renovated To Exacting Specifications And Is In Move-In Condition! Bring Your Most Discerning Clients As The Attention To Detail Is Second To None! A Beautiful Home For Entertaining On A Generous Lot With A Quiet And Serene Backyard. This Property Must Be Seen!

Extras: Thermador Appliances (Cooktop And Hood, Fridge, Dishwasher, Combo Oven And Convention Microwave). Lg Washer & Dryer. Kohler Toilets, Showers, Faucets Etc. Custom Kitchen From Selba Kitchens

Listing Contracted With: CITYSCAPE REAL ESTATE LTD., BROKERAGE Ph: 416-479-4488