

	<b>75 Thorncrest Rd</b> <b>Toronto Ontario M9A1S8</b> Toronto W08 Princess-Rosethorn Toronto 113-7-M <b>Taxes:</b> \$15,251.87 / 2015 <b>SPIS:</b> N <b>Last Status:</b> Pc Plan 3880, Lot 178			<b>List: \$2,365,000 For: Sale</b>
	Detached 2-Storey <b>Lot:</b> 70 x 206 Feet <b>Irreg:</b>  <b>Dir/Cross St:</b> Kipling/Rathburn	<b>Fronting On:</b> S <b>Acre:</b>	<b>Rms:</b> 11 + 3 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 7 1x5x2nd, 3x4x2nd, 1x2xMain, 2x4xBsmt	

<b>MLS#:</b> W3353640 <b>Possession:</b> Immediate		<b>PIN#:</b>	
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Sep Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> <b>Addl Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdp-Eqp:</b>	<b>Exterior:</b> Brick / Stone <b>Drive:</b> Private <b>Garage:</b> Attached / 2.0 <b>Park Spaces:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Level, Public Transit	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.50	x 14.92	Hardwood Floor	Fireplace	Formal Rm
2	Dining	Main	14.50	x 13.81	Hardwood Floor	Picture Window	Formal Rm
3	Kitchen	Main	23.65	x 18.17	Eat-In Kitchen	Breakfast Area	Granite Counter
4	Breakfast	Main	23.65	x 10.92	Family Size Kitchen	Stainless Steel Appl	Granite Counter
5	Den	Main	12.00	x 8.92	Hardwood Floor	Window	
6	Family	Main	16.79	x 14.50	Hardwood Floor	Formal Rm	Window
7	Master	2nd	22.96	x 14.89	Hardwood Floor	5 Pc Bath	His/Hers Closets
8	2nd Br	2nd	12.04	x 14.89	Hardwood Floor	4 Pc Bath	W/I Closet
9	3rd Br	2nd	14.50	x 14.69	Hardwood Floor	4 Pc Bath	W/I Closet
10	4th Br	2nd	15.91	x 12.00	Hardwood Floor	Large Closet	Window

<b>Client Remks:</b> Price Reduction- Great Opportunity To Live In This Freshly Renovated Thorncrest Village Gem. This Home Boasts Upgrades Galore. Rarely Offered This Pool Size Lot And Home. Spacious Rooms Through Out With A Professionally Finished Basement With Seperate Entrance, Wet Bar, Sauna (Needs Unit) And Gym Room. <b>Extras:</b> Kitchen By "Cameo" Kitchens. Also Includes Sub Zero Fridge, Miele Dishwasher, Thermador Stove. All Electrical Light Fixtures, Central Vac, Garage Door Remotes, And Window Coverings Included. Taxes To Be Verified.							
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