

	75 Thorncrest Rd Toronto Ontario M9A1S8 Toronto W08 Princess-Rosethorn Toronto 113-7-M Taxes: \$15,251.87 / 2014 SPIS: N Last Status: New Plan 3880, Lot 178			List: \$2,475,000 For: Sale
	Detached 2-Storey Lot: 70 x 206 Feet Irreg: Dir/Cross St: Kipling/Rathburn	Fronting On: S Acre:	Rms: 11 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x5x2nd, 3x4, 1x2xMain	

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

#	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

Client Remks: 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 And Gym Room.

Extras: 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.

SAM MCDADI REAL ESTATE INC., BROKERAGE **Ph:** 905-502-1500 **Fax:** 905-502-1501