

	75 Weldrick Rd E 315 Richmond Hill Ontario L4C0H9 Richmond Hill Observatory York 349-22-S SPIS: N Taxes: \$2,118.79 / 2015 DOM: 80			List: \$347,300 For: Sale 1																																																							
	Condo Townhouse #Shares%: Stacked Townhse Locker#: Corp#: YRCP / 846 Level: 1 Unit#: 51 Zoning: Prop Mgmt: Baybrook Property Management Dir/Cross St: Yonge & Weldrick			Rms: 6 Bedrooms: 2 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4x2nd																																																							
MLS#: N3352692 Occup: Owner Possession: Tba Status Cert: N 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: Mpac Exposure: E Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$360.14 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: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Garage: Undergrnd / 2.0 Park/Drive: None Park Type: Exclusive / Exclusive Park Spcs: 2 Pk Spot#: A58 Pk Spot#: A59 Park \$/Mo: Prk Lgl Dsc: Bldg Amen:																																																									
<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>Main</td> <td>5.41</td> <td>x 4.86</td> <td>Hardwood Floor</td> <td>Window</td> <td>Ceiling Fan</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>5.41</td> <td>x 4.86</td> <td>Hardwood Floor</td> <td>Combined W/Living</td> <td></td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>2.42</td> <td>x 2.16</td> <td>Vinyl Floor</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>Master</td> <td>2nd</td> <td>4.52</td> <td>x 3.14</td> <td>Broadloom</td> <td>W/I Closet</td> <td>4 Pc Ensuite</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>3.89</td> <td>x 2.70</td> <td>Broadloom</td> <td>Window</td> <td>Double Closet</td> </tr> <tr> <td>6</td> <td>Sitting</td> <td>3rd</td> <td>1.88</td> <td>x 1.78</td> <td>Broadloom</td> <td>W/O To Roof</td> <td></td> </tr> </tbody> </table>				#	Room	Level			Description			1	Living	Main	5.41	x 4.86	Hardwood Floor	Window	Ceiling Fan	2	Dining	Main	5.41	x 4.86	Hardwood Floor	Combined W/Living		3	Kitchen	Main	2.42	x 2.16	Vinyl Floor			4	Master	2nd	4.52	x 3.14	Broadloom	W/I Closet	4 Pc Ensuite	5	2nd Br	2nd	3.89	x 2.70	Broadloom	Window	Double Closet	6	Sitting	3rd	1.88	x 1.78	Broadloom	W/O To Roof	
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Client Remks: Prime Location! Central Richmond Hill Location, Steps To Hillcrest Mall. Lots Of Potential In This 2 Bdrm Open Concept Stacked Townhome. Bright Open Concept Living/Dining Room With Hardwood Floor. Spacious Master With Walk-In Closet And 4Pcs. Bathroom. 3rd Floor Sitting Room Walks Out To Spacious And Private "Roof Top" Sundeck. Extras: " As Is, Where Is"																																																											
Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC., BROKERAGE 905-471-2121																																																											