

	110 Prairie Dr Toronto Ontario M1L1L8 Toronto E06 Oakridge Toronto 116-28-Q Taxes: \$2,740.00 / 2015 Lt 38P L2227 Pt Lot 39 PI 2227		List: \$499,000 For: Sale 1
	Detached 1 1/2 Storey Lot: 42 x 111 Feet Irreg: Dir/Cross St: Warden/Danforth	Fronting On: N Acre:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 1x4xUpper, 1x4xLower SPIS: N Last Status: New

MLS#: E3354566 Possession: Flexible		PIN#:	
Kitchens:	1 + 1	Exterior:	Brick / Vinyl Siding
Fam Rm:	Y	Drive:	Private
Basement:	Finished / Sep Entrance	Garage:	None / 0.0
Fireplace/Stv:	N	Park Spaces:	4
Heat:	Forced Air / Gas	UFFI:	
A/C:	Central Air	Pool:	None
Central Vac:		Energy Cert:	
Apx Age:		Cert Level:	
Apx Sqft:		GreenPIS:	
Assessment:		Prop Feat:	Wooded/Treed
Addl Mo Fee:			
Elevator/Lift:			
Laundry Lev:	Lower		
Phys Hdp-Eqp:			
		Zoning:	Residential
		Cable TV:	Y
		Hydro:	Y
		Gas:	Y
		Phone:	Y
		Water:	Municipal
		Water Supply:	
		Sewer:	Sewers
		Spec Desig:	Unknown
		Farm/Agr:	
		Waterfront:	
		Retirement:	
		Oth Struct:	Garden Shed

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.51	x 9.58	Modern Kitchen	Renovated	Stainless Steel Appl
2	Dining	Main	14.83	x 10.59	Crown Moulding	Hardwood Floor	Open Concept
3	Living	Main	12.17	x 9.05	Crown Moulding	Hardwood Floor	W/O To Deck
4	Br	Main	9.74	x 8.72	Hardwood Floor	Window	Ceiling Fan
5	Master	2nd	15.55	x 11.05	Laminate	Cathedral Ceiling	Skylight
6	2nd Br	2nd	10.20	x 7.58	Laminate	Window	Closet
7	Rec	Lower	14.37	x 10.04	Laminate	Pot Lights	Above Grade Window
8	Kitchen	Lower	8.99	x 6.30	Galley Kitchen	Vinyl Floor	Above Grade Window
9	Br	Lower	9.77	x 11.58	Laminate	Closet	Enclosed
10	Laundry	Lower	5.58	x 5.87			

Client Remks: Where Else In Toronto Can You Get A Home Like This For So Little?? Welcome To Beautiful Prairie Dr. Renovated, Three Bedrooms & Three Full Bathrooms. This Home Has Convenience Written All Over It. The 4 Car Driveway Just Adds To The Value!! Pot Lights & Crown Moulding In Living And Dining Room. Spectacular Master Bedroom With Cathedral Ceiling And Skylights. Walkout From Living Room To Backyard Deck. Nest Thermostat System. Walking Distance To Subway!

Extras: Main Kitchen: Fridge, Stove, Dishwasher & Microwave. New Shingles On Roof (2015). 2 Storage Sheds. Washer & Dryer. Finished Basement Includes Separate Entrance, Full Kitchen (Fridge & Stove), Living, Bedroom & Large Storage Closet.

REAL ESTATE HOMEWARD, BROKERAGE **Ph:** 416-466-2090 **Fax:** 416-693-4284