



**17 Fireside Dr**  
**Toronto Ontario M1B2C9**  
Toronto E11 Rouge E11 Toronto 112-41-F  
**Taxes:** \$2,997.05 / 2015 **SPIS:** N **Last Status:** Sc  
Lot 53 Plan66M1657, Subj To Ease Over Pt 53 66R856

**List: \$519,000 For: Sale 1**

**Detached** **Fronting On:** S **Rms:** 8  
**Backsplit 4** **Acre:** < .49 **Bedrooms:** 5  
**Lot:** 41.1 x 0 Feet **Washrooms:** 3  
**Irreg:** Irregular, Subject To **1x4, 1x2, 1x3**  
**Easement** **Dir/Cross St:** Meadowvale/Sheppard

**MLS#: E3342128 Possession:** Immediate

**PIN#:**

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	Single Family Residential
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	Y
<b>Basement:</b>	Finished / W/O	<b>Garage:</b>	Attached / 2.0	<b>Hydro:</b>	Y
<b>Fireplace/Stv:</b>	N	<b>Park Spaces:</b>	3	<b>Gas:</b>	Y
<b>Heat:</b>	Forced Air / Gas	<b>UFFI:</b>	No	<b>Phone:</b>	Y
<b>A/C:</b>	None	<b>Pool:</b>	None	<b>Water:</b>	Municipal
<b>Central Vac:</b>	N	<b>Energy Cert:</b>	N	<b>Water Supply:</b>	
<b>Apx Age:</b>	31-50	<b>Cert Level:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>	1100-1500	<b>GreenPIS:</b>	N	<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>Prop Feat:</b>	Grnbelt/Conserv, Library, Park, Place Of Worship, Public Transit	<b>Farm/Agr:</b>	
<b>Addl Mo Fee:</b>				<b>Waterfront:</b>	None
<b>Elevator/Lift:</b>	N			<b>Retirement:</b>	
<b>Laundry Lev:</b>	Lower			<b>Oth Struct:</b>	
<b>Phys Hdp-Eqp:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.40	x 13.45	Laminate	Large Window	North View
2	Dining	Main	14.10	x 10.82	Laminate		
3	Kitchen	Main	16.73	x 11.05	Ceramic Floor	Eat-In Kitchen	
4	Master	Upper	14.76	x 13.12	Broadloom	Double Closet	Semi Ensuite
5	2nd Br	Upper	10.92	x 10.17	Laminate	Large Closet	
6	3rd Br	Upper	13.12	x 12.79	Laminate	Closet	
7	4th Br	Lower	10.96	x 9.84	Laminate		
8	5th Br	Lower	10.43	x 10.50	Laminate		
9	Family	Lower	15.74	x 15.15	Laminate		
10	Br	Bsmt	10.17	x 10.50	Ceramic Floor		
11	Rec	Bsmt	14.43	x 16.40	Ceramic Floor		
12	Kitchen	Bsmt	7.87	x 11.48	Ceramic Floor		

**Client Remks:** Power Of Sale. Beautiful Rouge Location. 4 Level Back Split. 5 Bedrooms. Pie Shaped Lot. Great Location On Great Street. Many Options For The Buyer Who Wants To Add Personal Touch. Incredible Opportunity In Much Loved Area. First Time Buyers This Is Your Chance. Ideal For A Large Or Small Family. Close To Shops, Transportation, Schools And Services.

**Extras:** Power Of Sale

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