



6 Edenmills Dr			List: \$529,000 For: Sale 1	
Toronto Ontario M1E4L2				
Toronto E09 Morningside Toronto 111-37-F				
Taxes: \$2,656.60 / 2015			SPIS: N	Last Status: New
Parcel 223-1 Sec M1133 Lot 223 66M1133				
Detached		Fronting On: W	Rms: 6 + 4	
Bungalow-Raised		Acre:	Bedrooms: 3 + 2	
Lot: 55 x 115.66 Feet			Washrooms: 3	
Irreg:			1x2xMain, 1x4xMain, 1x3xLower	
Dir/Cross St: Neilson Rd/401				

MLS#: E3373206 Possession: Tbd		PIN#:	
Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 1100-1500 Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdp-Eqp:	Exterior: Alum Siding / Brick Drive: Private Garage: Built-In / 2.0 Park Spaces: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	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	16.40	x 13.12	Hardwood Floor Combined W/Dining
2	Dining	Main	10.33	x 9.51	Hardwood Floor Picture Window Combined W/Living
3	Kitchen	Main	13.45	x 10.17	Eat-In Kitchen Ceramic Floor W/O To Deck
4	Master	Main	15.45	x 10.33	Hardwood Floor Large Closet 2 Pc Ensuite
5	2nd Br	Main	10.50	x 7.87	Hardwood Floor Large Closet
6	3rd Br	Main	9.18	x 8.53	Hardwood Floor Large Closet
7	Kitchen	Lower	11.15	x 9.84	Ceramic Floor
8	Rec	Lower	15.74	x 11.48	
9	4th Br	Lower			
10	5th Br	Lower			

Client Remks: Sought After Seven Oaks Community. 1357 Square Feet + Basement. W/O From Eat-In Kitchen To Deck And Yard. Finished Basement With Walk Out. Large Treed Backyard With Fruit Trees. Very Quiet Neighbourhood. Close To Parks, Schools, U Of T Campus, Scarborough Town Centre, Transit And Easy Access To 401. Property Being Sold "As In Condition".

Extras: Seller Will Not Respond To Offers Before December 3rd. Allow 72 Hours Irrevocable. Seller Standard Schedules To Accompany All Offers. Buyers To Verify Taxes, Any Rental Equipment, Parking And Any Fees.

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