

	18 Ludstone Dr Toronto Ontario M9R2H9 Toronto W09 Willowridge-Martingrove-Richview Toronto 107-6-J Taxes: \$3,094.08 / 2015 SPIS: N Last Status: New Lot 289, Plan 5085			List: \$659,900 For: Sale 1
	Detached Bungalow Lot: 50 x 110 Feet Irreg: Existing Survey Dir/Cross St: Westway /Celestine	Fronting On: W Acre:	Rms: 6 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x4xLower	

MLS#: W3369010 Possession: 30 Days/Tba		PIN#:	
Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdp-Eqp:	Exterior: Brick Drive: Pvt Double Garage: Attached / 1.0 Park Spaces: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Park, Public Transit, School	Zoning: Single Family Residential 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	20.01	x 12.00	Open Concept	Hardwood Floor	Picture Window
2	Dining	Main	20.01	x 12.99	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Main	18.01	x 8.36	Pot Lights	Eat-In Kitchen	Modern Kitchen
4	Master	Main	12.10	x 10.33	Hardwood Floor	Double Closet	
5	Br	Main	12.10	x 9.02	Hardwood Floor	Double Closet	
6	Br	Main	12.30	x 10.00	Hardwood Floor	Double Closet	
7	Rec	Lower	21.48	x 12.43	Panelled	Dry Bar	4 Pc Bath
8	Kitchen	Lower	19.29	x 11.97	Panelled	Eat-In Kitchen	Side Door
9	Br	Lower	10.82	x 9.84	Panelled	Separate Rm	
10	Laundry	Lower	16.40	x 9.84	Separate Rm	Above Grade Window	

Client Remks: Beautifully Maintained Centre Hall Plan Etobicoke Bungalow With Finished Basement! Upgraded By A Caring Family! Pride Of Ownership! Outstanding Layout! 2 Family Sized Eat-In Kitchens! 2 Full Bathrooms! Side Entrance To Finished Lower Level With Kitchen, 4 Pc Bath, Rec Room, Bedroom & More--Potential In-Law Suite! Premium 50X110Ft Lot! Ideal Residential Location Is Handy To All Needs Including The Airport, Schools, Highways, Shopping & More! Extras: 2 Fridges; 2 Stoves; B/I Dishwasher; Washer & Dryer (Uninstalled); Window Coverings; Elightf; Cair; Dry Bar; Mostly Thermal Windows; Updated Roof Shingles (Approx 2Yrs); Hwt(R); Premium 50 Ft Lot. ROYAL LEPAGE PORRITT REAL ESTATE, BROKERAGE Ph: 416-245-9933 Fax: 416-245-7830							
---	--	--	--	--	--	--	--