Prepared by: A. MARK ARGENTINO, Broker RE/MAX REALTY SPECIALISTS INC., BROKERAGE

2691 Credit Valley Road, Mississauga, ON L5M7A1 905-828-3434

Printed on 01/18/2016 4:31:02 PM List: \$659,900 For: Sale

DOM: 56

Lower

10 Laundry

5.00

18 Ludstone Dr

Toronto Ontario M9R2H9

Toronto W09 Willowridge-Martingrove-Richview Toronto 107-6-J

Detached Front On: W Rms: 6 + 4
Bungalow Acre: Bedrooms: 3 + 1

Washrooms: 2 1x4xMain, 1x4xLower

Lot: 50 x 110 Feet Irreg: Existing Survey

Dir/Cross St: Westway /Celestine

MLS#: W3369010	C	ontract Date: 11/2	23/2015	Possession: 30		PIN#:
Kitchens:	1 + 1		Exterior:	Brick	Zoning:	Single Family Residential
Fam Rm:	N		Drive:	Pvt Double	Cable TV:	
Basement:	Finished / Sep Entrance		Garage:	Attached / 1.0	Hydro:	
Fireplace/Stv:	N		Park Spaces:	2	Gas:	
Heat:	Forced Air / Gas		UFFI:		Phone:	
A/C:	Central Air		Pool:	None	Water:	Municipal
Central Vac:			Energy Cert:		Water Supply:	
Apx Age:			Cert Level:		Sewer:	Sewers
Apx Sqft:			GreenPIS:		Spec Desig:	Unknown
Assessment:			Prop Feat:	Hospital, Park, Public	Farm/Agr:	
Addl Mo Fee:			Transit, School		Waterfront:	
Elevator/Lift:					Retirement:	
Laundry Lev:					Oth Struct:	
Phys Hdcap-Eqp:						
<u> Room</u>	Level			<u>Description</u>		
1 Living	Main	6.10	x 3.66	Open Concept	Hardwood Floor	Picture Window
2 Dining	Main	6.10	x 3.96	Open Concept	Combined W/Living	Hardwood Floor
3 Kitchen	Main	5.49	x 2.55	Pot Lights	Eat-In Kitchen	Modern Kitchen
4 Master	Main	3.69	x 3.15	Hardwood Floor	Double Closet	
5 Br	Main	3.69	x 2.75	Hardwood Floor	Double Closet	
6 Br	Main	3.75	x 3.05	Hardwood Floor	Double Closet	
7 Rec	Lower	6.55	x 3.79	Panelled	Dry Bar	4 Pc Bath
8 Kitchen	Lower	5.88	x 3.65	Panelled	Eat-In Kitchen	Side Door
9 Br	Lower	3.30	x 3.00	Panelled	Separate Rm	

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!

Separate Rm

Above Grade Window

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

Listing Contracted With: ROYAL LEPAGE PORRITT REAL ESTATE, BROKERAGE Ph: 416-245-9933

x 3.00