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

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List: \$204,900 For: Sale

DOM: 25

68 Springfair Ave

Aurora Ontario L4G3M2

Aurora Aurora Village York 331-23-B

SPIS: N Taxes: \$1,780.93 / 2014

Condo Townhouse 3-Storey

Locker#: Level: 1

#Shares%:

Rms: 7
Bedrooms: 3

Unit#: 168

Corp#: YCC / 954

Washrooms: 2 1x4xGround, 1x2xGround

Zoning:

Prop Mgmt: G3 Property Solutions
Dir/Cross St: Wellington/Murray

| MLS#: N3238085 | S# : N3238085 Occup : Tenant | | • | | Posses | sion: 60 Days | |
|----------------|--|----------|------------------------|--------------------|---------------|---------------|----------------------------|
| Status Cert: N | Bldg Name: | | | | | | PIN#: |
| Kitchens: | 1 | | Pets Perm: | Restrict | | Balcony: | Terr |
| Fam Rm: | N | | Locker: | None | | Ens Lndry: | N |
| Basement: | Unfinished | | Maint: | \$376.36 | | Lndy Lev: | |
| Fireplace/Stv: | N | | A/C: | None | | Exterior: | Brick |
| Heat: | Baseboard / Electric | | Central Vac: | | | Garage: | Carport / 1.0 |
| Apx Age: | Apx Age: | | UFFI: | | Park/Drive: | Other | |
| Apx Sqft: | x Sqft: 1400-1599 | | Elev/Lift: Retirement: | | | Park Type: | Exclusive |
| Sqft Source: | Sqft Source: As Per Measurements | | Taxes Incl: | N Water Incl: | N | Park Spcs: | 1 |
| Exposure: | S | | Heat Incl: | N Hydro Incl: | N | Park \$/Mo: | |
| Assessment: | | | Cable TV Incl: | N CAC Incl: | N | Prk Lgl Dsc: | |
| Spec Desig: | Spec Desig: Unknown | | Bldg Ins Incl: | Y Prkg Incl: | Υ | Bldg Amen: | Bbqs Allowed, Outdoor Pool |
| Phys Hdp-Eqp: | | | Com Elem Incl: | Υ | | | |
| | | | Cert Level: | | | | |
| | | | Energy Cert: | | | | |
| | | | GreenPIS: | | | | |
| # Room | <u>Level</u> | | | <u>Description</u> | | | |
| 1 Living | Main | 4.57 | x 3.88 | Parquet Floor | W/O To Patio | | |
| 2 Dining | 2nd | 3.65 | x 2.91 | Parquet Floor | Wood Trim | | |
| 3 Kitchen | 2nd | 2.95 | x 2.59 | Ceramic Floor | | | |
| 4 Master | 3rd | 3.96 | x 3.35 | Parquet Floor | Double Closet | | Window |
| 5 2nd Br | 3rd | 3rd 3.88 | | Parquet Floor | (| Closet | Window |
| 6 3rd Br | 3rd 2.89 | | x 2.92 | Parquet Floor | (| Closet | Window |
| 7 Utility | Bsmt | 5.79 | x 2.59 | | | | |

Client Remks: Power Of Sale. Beautiful Location In Prime Aurora Residential Pocket. Great Floor Plan. Incredible Value. Townhouse Has 3 Nice Nice Sized Bedrooms, 2 Bathrooms, 1 Parking Space. Very Quiet And Serene. Outdoor Pool Is A Plus. Well Maintained Property Is Great For First Time Buyers Or Investors Looking To Buy And Lease Out. Existing Tenant Willing To Stay. Show And Sell. Close To Shops, Area Services And Go Station. Area Highways Also Convenient.

Extras: Power Of Sale.

Listing Contracted With: FOREST HILL REAL ESTATE INC., BROKERAGE 416-785-1500

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

520 Steeles Ave W 510

Vaughan Ontario L4J1A2 Vaughan Crestwood-Springfarm-Yorkhill York 355-19-Z

SPIS: N **Taxes**: \$1,650.00 / 2015

 Condo Apt
 #Shares%:
 Rms: 4

 Apartment
 Locker#: B172
 Bedrooms: 1

 Corp#: YRSC / 1206
 Level: 4
 Washrooms: 1

 Unit#: 10
 1x4xFlat

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List: \$261,900 For: Sale

DOM: 59

Zoning:

Prop Mgmt: 360 Community Management

Dir/Cross St: Bathurst & Steeles

MLS#: N3202539 Occup: Vacant Possession: Immediate/Tba Bldg Name: Posh Status Cert: N PIN#: Kitchens: Pets Perm: Restrict Balcony: Open Fam Rm: Ν Locker: Ensuite+Owned Ens Lndry: Υ **Basement:** None Maint: \$360.45 Lndy Lev: Main Fireplace/Stv: Ν A/C: Central Air Exterior: Concrete Forced Air / Gas Undergrnd / 0.0 Heat: Central Vac: Garage: UFFI: Apx Age: 0 - 5Park/Drive: Undergrnd 600-699 Apx Sqft: Elev/Lift: Retirement: Park Type: Owned Sqft Source: Builder Taxes Incl: N Water Incl: Park Spcs: Exposure: Heat Incl: Y Hvdro Incl: Ν Park \$/Mo: Assessment: Cable TV Incl: N CAC Incl: Prk Lgl Dsc: Level B Spec Desig: Unknown Bldg Ins Incl: Y Prkg Incl: **Bldg Amen:** Concierge, Gym, Phys Hdp-Eqp: Com Elem Incl: Party/Meeting Room, Sauna, Visitor Parking Cert Level: Prop Feat: Clear View, Park, Place Of **Energy Cert:** N Worship, Public Transit, School GreenPIS: Description **Room** Level 4.94 1 Living Flat x 3.29 Hardwood Floor Combined W/Dining W/O To Balcony 2 Flat 4.94 x 3.29 Dining Hardwood Floor Combined W/Living Breakfast Bar 3 Kitchen Flat 2.73 x 3.64 Stainless Steel Appl **Granite Counter** Marble Floor 4 Master Flat 2.74 x 3.90 Hardwood Floor **Double Closet** W/O To Balcony

Client Remks: Welcome To Luxurious Posh Condominiums! This Bright And Spacious Unit Has The Most Functional Layout And Features 9 Ft Ceiling, Gleaming Hardwood Floors, Marble Tiles. Open Concept Kitchen With Granite Countertop And Undermount Double Sink. Desired South Exposure! Key Location, Right On Steeles Ave W! Steps To All Amenities, Shopping, Schools, Community Centre, Place Of Worship. Bus Stop Is At The Doorstep.

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE 416-739-7200

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

18 Harding Blvd 1018

Richmond Hill Ontario L4C0T3

Richmond Hill Harding York 349-22-S

SPIS: N **Taxes**: \$4,215.67 / 2014

 Condo Apt
 #Shares%:
 Rms: 6

 Apartment
 Locker#:
 Bedrooms: 2

 Corp#: YRCC / 1174
 Level: 10
 Washrooms: 2

 Unit#: 18
 1x3, 1x4

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List: \$404,900 For: Sale _

DOM: 38

Zoning:

Prop Mgmt: Simerra Ppty

Dir/Cross St: Yonge And Harding

| MLS#: N3225896 | Oc | cup: Vacant | • | Possession: 60 Days | | | | | |
|----------------|--------------|--------------|----------------|---------------------|---|--------------|-----------------|--|--|
| Status Cert: N | Blo | ig Name: The | Richmond | | | | PIN#: | | |
| Kitchens: | 1 | | Pets Perm: | Restrict | | Balcony: | Open | | |
| Fam Rm: | Υ | | Locker: | Owned | | Ens Lndry: | Υ | | |
| Basement: | None | | Maint: | \$545.31 | | Lndy Lev: | Main | | |
| Fireplace/Stv: | N | | A/C: | Central Air | | Exterior: | Brick | | |
| Heat: | Forced Air / | Gas | Central Vac: | | | Garage: | Undergrnd / 1.0 | | |
| Apx Age: | 6-10 | | UFFI: | | | Park/Drive: | Private | | |
| Apx Sqft: | 900-999 | | Elev/Lift: | Retirement: | | Park Type: | Owned | | |
| Sqft Source: | Agent | | Taxes Incl: | Y Water Incl: | Υ | Park Spcs: | 1 | | |
| Exposure: | Ew | | Heat Incl: | Y Hydro Incl: | N | Park \$/Mo: | | | |
| Assessment: | | | Cable TV Incl: | N CAC Incl: | Υ | Prk Lgl Dsc: | | | |
| Spec Desig: | Unknown | | Bldg Ins Incl: | Y Prkg Incl: | Υ | Bldg Amen: | | | |
| Phys Hdp-Eqp: | | | Com Elem Incl: | Υ | | | | | |
| | | | Cert Level: | | | | | | |
| | | | Energy Cert: | | | | | | |
| | | | GreenPIS: | | | | | | |
| Room | Level | | | Description | | | | | |
| 1 Living | Main | 6.16 | x 3.17 | | | | | | |
| 2 Dining | Main | 6.16 | x 3.17 | | | | | | |
| 3 Kitchen | Main | 2.62 | x 2.44 | | | | | | |
| 4 Master | Main | 4.30 | x 3.08 | | | | | | |
| 5 2nd Br | Main | 2.74 | x 2.74 | | | | | | |
| 6 Den | Main | 2.90 | x 2.47 | | | | | | |

Extras:

Listing Contracted With: INTERCITY REALTY INC., BROKERAGE 416-798-7070

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

65 Manning Cres

Newmarket Ontario L3Y6H3

Newmarket Gorham-College Manor York 326-29-V

SPIS: N Taxes: \$4,140.78 / 2014

Detached 2-Storey Front On: W Acre: Rms: 8 + 2 Bedrooms: 4 + 1

Washrooms: 3

1x2xMain, 1x4xUpper, 1x4xUpper

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List: \$624,500 For: Sale

DOM: 29

Lot: 55 x 110.93 Feet Irreg: Dir/Cross St: Leslie/ Birchwood

| MLS#: N3237106 Contr | | tract Date: 6/ | 14/2015 | Possession: | PIN#: | |
|----------------------|----------------|----------------|---------------------|-------------------|---------------|----------------|
| Kitchens: | 1 | | Exterior: | Brick | Zoning: | Res |
| Fam Rm: | Υ | | Drive: | Private | Cable TV: | Υ |
| Basement: | Finished | | Garage: | Built-In / 2.0 | Hydro: | Υ |
| Fireplace/Stv: | Υ | | Park Spaces: | 4 | Gas: | Υ |
| Heat: | Forced Air / G | as | UFFI: | | Phone: | Υ |
| A/C: | Central Air | | Pool: | None | Water: | Municipal |
| Central Vac: | N | | Energy Cert: | N | Water Supply: | |
| Apx Age: | 31-50 | | Cert Level: | | Sewer: | Sewers |
| Apx Sqft: | 2000-2500 | | GreenPIS: | | Spec Desig: | Unknown |
| Assessment: | | | Prop Feat: | | Farm/Agr: | |
| Addl Mo Fee: | | | | | Waterfront: | |
| Elevator/Lift: | N | | | | Retirement: | N |
| Laundry Lev: | Lower | | | | Oth Struct: | |
| Phys Hdcap-Eqp: | N | | | | | |
| <u>Room</u> | <u>Level</u> | | | Description | | |
| 1 Kitchen | Main | 5.18 | x 3.35 | Tile Floor | W/O To Deck | Eat-In Kitchen |
| 2 Living | Main | 7.70 | x 3.40 | Combined W/Dining | Broadloom | French Doors |
| 3 Dining | Main | 7.70 | x 3.40 | Combined W/Living | Broadloom | French Doors |
| 4 Family | Main | 5.60 | x 3.35 | Broadloom | Fireplace | |
| 5 Br | Upper | 5.10 | x 4.10 | Broadloom | W/I Closet | 4 Pc Ensuite |
| 6 Br | Upper | 3.30 | x 3.00 | Broadloom | Large Closet | |
| 7 Br | Upper | 4.20 | x 2.90 | Broadloom | Large Closet | |
| 8 Br | Upper | 3.80 | x 3.80 | Broadloom | Large Closet | |
| 9 Rec | Lower | 7.20 | x 4.30 | Broadloom | Fireplace | |
| 10 Br | Lower | 3.40 | x 3.30 | Broadloom | | |

Client Remks: Quiet Street Location 4 Bedroom Home With Large Principle Rooms And Finished Basement. Looking For A New Family To Make It Their Own. Close To Transportation And All Shopping, Don't Miss This Amazing Home.

Extras: Seller Will Not Respond To Offers Before 6/24/15. Allow 72 Hours Irrevocable On All Offers. All Schedules To Accompany Offers. Buyer To Verify Taxes And Any Rental Equipment And Fees.

Listing Contracted With: RE/MAX HALLMARK YORK GROUP REALTY LTD., BROKERAGE Ph: 905-727-1941

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

24 W W S De Bu

2478 Bloomington Rd

Whitchurch-Stouffville Ontario L0H1G0

Whitchurch-Stouffville Stouffville York 338-31-F

SPIS: N **Taxes**: \$5,452.98 / 2015

Detached Bungalow Front On: N

Acre:

Rms: 10 Bedrooms: 4

Washrooms: 3 1x2, 1x5, 1x4

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List: \$814,000 For: Sale

DOM: 14

Lot: 100 x 208.6 Feet

Irrea:

Dir/Cross St: Woodbine/Bloomington

MLS#: N3247560 Contract Date: 6/29/2015 Possession: Immed/Tba PIN#: Kitchens: Exterior: Brick Zoning: Pvt Double Fam Rm: Υ Drive: Cable TV: Sep Entrance / Unfinished Basement: Garage: Attached / 2.0 Hydro: Fireplace/Stv: Park Spaces: Gas: Forced Air / Gas Heat: UFFI: Phone: A/C: Central Air Pool: Well None Water: **Central Vac: Energy Cert:** Water Supply: Septic Apx Age: Cert Level: Sewer: GreenPIS: Unknown Apx Sqft: Spec Desig: Assessment: **Prop Feat:** Farm/Agr: Addl Mo Fee: Waterfront: Elevator/Lift: Retirement: Laundry Lev: Oth Struct: Phys Hdcap-Eqp: **Description** Room Property of the International P <u>Level</u> 5.43 x 4.27 Hardwood Floor Fireplace Living Main 2 Dining Main 4.85 4.24 Hardwood Floor O/Looks Backyard B/I Bar 3 Main Tile Floor Breakfast Bar W/O To Yard Kitchen 4.47 4.27 х 4 Family Main 6.07 4.24 Hardwood Floor 5 6.60 Hardwood Floor W/I Closet 4 Pc Bath Master Upper 4.19 6 2nd Br Main 4.27 3.47 Hardwood Floor

Client Remks: Gorgeous Bungalow With Loft And Walk-In Closet. Many Renovations. Approximately 2200 Sq.Ft. Large 100 X 208 Ft. Renovated Kitchen W/Granite C/Top. Espresso Stained Hardwood Floors, Renovated Bathrooms + Much More!

Hardwood Floor

Hardwood Floor

Tile Floor

Listing Contracted With: ROYAL LEPAGE REAL ESTATE PROFESSIONALS, BROKERAGE Ph: 416-743-5000

2.97

3.63

x 2.26

Х

Х

7

8

Extras:

3rd Br

4th Br

Laundry

Main

Main

Main

3.63

4.14

2.44

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

194 Monsheen Dr

Vaughan Ontario L4L2E9

Vaughan East Woodbridge York 353-7-X

Detached 2-Storey Front On: N Acre: Rms: 9
Bedrooms: 4
Washrooms: 6

2x5, 1x2, 2x4, 1x3

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List: \$2,298,800 For: Sale

DOM: 94

Lot: 17.68 x 48.77 Metres Irreg: 58.35+ '46' Rear 182'

Deep

Dir/Cross St: Islington/Highway 7

| MLS | S#: N3165603 | Contract Date: 4/10/20 | | 10/2015 | Possession: Immediate | | PIN#: |
|----------|--------------|------------------------|------|--------------|-----------------------|----------------|----------------|
| Kito | hens: | 2 | | Exterior: | Brick / Stone | Zoning: | |
| Fan | n Rm: | Υ | | Drive: | Private | Cable TV: | |
| Bas | ement: | Fin W/O | | Garage: | Attached / 3.0 | Hydro: | |
| Fire | place/Stv: | Υ | | Park Spaces: | 3 | Gas: | |
| Hea | ıt: | Other / Gas | | UFFI: | | Phone: | |
| A/C | : | None | | Pool: | Inground | Water: | Municipal |
| Cer | ıtral Vac: | | | Energy Cert: | | Water Supply: | |
| Apx | Age: | 0-5 | | Cert Level: | | Sewer: | Sewers |
| Apx | Sqft: | 5000+ | | GreenPIS: | | Spec Desig: | Unknown |
| Ass | essment: | | | Prop Feat: | | Farm/Agr: | |
| Add | ll Mo Fee: | | | | | Waterfront: | |
| Ele | vator/Lift: | | | | | Retirement: | |
| Lau | ndry Lev: | | | | | Oth Struct: | |
| Phy | s Hdcap-Eqp: | | | | | | |
| <u>#</u> | <u>Room</u> | <u>Level</u> | | | <u>Description</u> | | |
| 1 | Living | Main | 5.00 | x 4.17 | Hardwood Floor | Fireplace | Wainscotting |
| 2 | Dining | Main | 4.53 | x 4.16 | Hardwood Floor | Wainscotting | Formal Rm |
| 3 | Family | Main | 7.54 | x 5.37 | Hardwood Floor | Fireplace | B/I Bookcase |
| 4 | Kitchen | Main | 6.98 | x 4.16 | Stone Counter | Centre Island | W/O To Balcony |
| 5 | Dining | Main | 4.30 | x 4.30 | Marble Fireplace | Wainscotting | |
| 6 | Master | Main | 6.04 | x 3.75 | Hardwood Floor | Ensuite Bath | W/O To Balcony |
| 7 | 2nd Br | Main | 5.20 | x 3.98 | Ensuite Bath | Hardwood Floor | W/I Closet |
| 8 | Library | 2nd | 8.15 | x 7.06 | Hardwood Floor | B/I Bookcase | |
| 9 | 3rd Br | 2nd | 5.47 | x 4.21 | Hardwood Floor | Ensuite Bath | W/I Closet |
| 10 | 4th Br | 2nd | 5.70 | x 4.21 | Hardwood Floor | Ensuite Bath | W/I Closet |
| 11 | Media/Ent | Lower | 6.15 | x 5.45 | | | |
| 12 | Rec | Lower | 7.65 | x 5.50 | B/I Bar | Fireplace | W/O To Yard |

Client Remks: Location, Location, Location + Value, Value, Value = Great Deal. \$4M Replacement Cost, \$3M Appraisals, 2.6M Arrears. Yours For \$2,298,000. Exquisite European Craftsman Ship Throughout. Prestigious Seneca Heights. Luxury Custom Designed 6000Sq/Ft Home. 10Ft Ceilings Throughout. Octagon Dinette W/20Ft Ceiling. Spectacular 4000Sq/Ft Fin Lower Level W/W-O. Lwr Lvl: Rec Rm, Kit, Poker/Cigar Room, Wine Rm & Spa Washrm

Extras: Large Lot, Crown Moulding, Wainscotting, 9 3/4 Baseboards, Finished Basement,3 Car Garage. All Bedrooms W/Ensuite, Unfinished Inground Concrete Pool, And Master With 2 Separate Dressing Rooms With Mahogany Closet. 3 Fireplaces.

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC., BROKERAGE Ph: 905-456-3232