



**23 Shadetree Cres  
 Vaughan Ontario L4H1Y3**

List: **\$824,500** For: **Sale** <sup>1</sup>

Vaughan Vellore Village York 348-12-T

Taxes: \$4,530.00 / 2015

SPIS: N

Last Status: New

Plan 65M-3348

Detached

Fronting On: S

Rms: 8 + 2

Bungalow

Acre:

Bedrooms: 4 + 1

Lot: 41.34 x 82.84 Feet

Washrooms: 4

Irreg:

2x3xGround, 1x4xUpper, 1x3xBsmt

Dir/Cross St: Weston Rd./Rutherford

MLS#: N3393227 Possession: 1 Month

PIN#:

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Garage:</b>	Built-In / 2.0	<b>Hydro:</b>	
<b>Fireplace/Stv:</b>	Y	<b>Park Spaces:</b>	4	<b>Gas:</b>	
<b>Heat:</b>	Forced Air / Gas	<b>UFFI:</b>		<b>Phone:</b>	
<b>A/C:</b>	Central Air	<b>Pool:</b>	None	<b>Water:</b>	Municipal
<b>Central Vac:</b>		<b>Energy Cert:</b>		<b>Water Supply:</b>	
<b>Apx Age:</b>	6-15	<b>Cert Level:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>		<b>GreenPIS:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>Prop Feat:</b>		<b>Farm/Agr:</b>	
<b>Addl Mo Fee:</b>				<b>Waterfront:</b>	
<b>Elevator/Lift:</b>				<b>Retirement:</b>	
<b>Laundry Lev:</b>				<b>Oth Struct:</b>	
<b>Phys Hdp-Eqp:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.46	x 10.99	Hardwood Floor	Gas Fireplace	Cathedral Ceiling
2	Dining	Ground	12.46	x 9.41	Hardwood Floor		
3	Kitchen	Ground	13.78	x 8.04	Ceramic Floor		
4	Breakfast	Ground	11.32	x 9.58	W/O To Yard		
5	Master	Ground	14.92	x 10.99	Hardwood Floor	3 Pc Ensuite	
6	2nd Br	Ground	10.50	x 10.00	Hardwood Floor		
7	Laundry	Ground	7.05	x 8.53	Access To Garage		
8	Master	Upper	14.27	x 13.61	4 Pc Ensuite		
9	4th Br	Upper	14.92	x 12.30			
10	Br	Bsmt	10.99	x 13.94	Laminate	3 Pc Ensuite	

**Client Remks:** Wow, Rare Bungalow On Quiet Street. As You Walk Inside To Your 18Ft Entry Way You Immediately Begin To Feel At Home. Huge Entertaining Open Concept Main Floor Open To Kitchen And Backyard. Convenient 2 Bedrooms On Main Floor With Their Own Private Bathrooms. Gorgeous 2nd Floor Loft, Just Far Enough To Give Guests Their Own Space. Finished Basement With Private Bedroom And Bath. This Home Has It All, Simply Move In And Enjoy Your New Lifestyle.

**Extras:** New S/S Fridge, New S/S Stove, New B/I Dishwasher, Washer, Dryer.

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