



23 Shadetree Cres
Vaughan Ontario L4H1Y3
 Vaughan Vellore Village York 348-12-T
Taxes: \$4,530.00 / 2015
Plan 65M3348 Lot 50

List: \$839,500 For: Sale **1**

SPIS: N **Last Status:** New

Detached **Fronting On:** S **Rms:** 8 + 3
Bungaloft **Acre:** **Bedrooms:** 4 + 1
Lot: 41.34 x 82.84 Feet **Washrooms:** 4
Irreg: 2x3xGround, 1x4xUpper, 1x3xBsmt
Dir/Cross St: Weston/Rutherford

MLS#: N3370468 **Possession:** 30/Tba

PIN#:

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	
Basement:	Finished	Garage:	Built-In / 2.0	Hydro:	
Fireplace/Stv:	Y	Park Spaces:	4	Gas:	
Heat:	Forced Air / Gas	UFFI:		Phone:	
A/C:	Central Air	Pool:	None	Water:	Municipal
Central Vac:		Energy Cert:		Water Supply:	
Apx Age:	6-15	Cert Level:		Sewer:	Sewers
Apx Sqft:	2000-2500	GreenPIS:		Spec Desig:	Accessibility, Unknown
Assessment:		Prop Feat:		Farm/Agr:	
Addl Mo Fee:				Waterfront:	
Elevator/Lift:				Retirement:	
Laundry Lev:	Main			Oth Struct:	
Phys Hdp-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	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	2nd Br	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	8.04	x 8.53	Access To Garage		
8	Master	Upper	14.27	x 13.61	Hardwood Floor	4 Pc Ensuite	
9	4th Br	Upper	14.92	x 12.30	Hardwood Floor		
10	Br	Bsmt	10.99	x 13.94	Laminate	3 Pc Ensuite	

Client Remks: Wow, Rare Bungaloft 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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