



Status: Active List Condit: Y MLS (R) # H 720504
 Bedrooms: 3+1 Total: 4 Bathrooms: 4 Ensuite: 1 LP: \$395,000 *
 Dist/Neigh: 7202 Munic:
 Roll: 0612000475249000000 1st Refusal: No
 NeighNm: Borden Frm PC: K2E 7P2
 AvailLse: No Relisted: MLS (R) # (if for rent)
 Legal: Part 31, Lot 72 A07-002957
 Fronting: West XRef:

ROOM LEVELS AND DIMENSIONS

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
LVGRM	Main	12.00 X 11.70	MBED	2nd Level	22.60 X 11.60	Rm1:	Ensuite 2 Piece	2nd Level
DINRM	Main	11.70 X 11.00	BED2	2nd Level	14.00 X 12.00	Rm2:	4 Piece Bathroom	Basement
KITCH	Main	13.20 X 11.90	BED3	2nd Level	12.30 X 10.70	Rm3:		
FAMRM	Basement	21.50 X 18.50	BED4	Basement	12.30 X 12.00	Rm4:		
DEN	Main	15.70 X 11.00	LAUND	Basement	10.00 X 8.00	Rm5:		
FBATH	2nd Level		PBATH	Main		Rm6:		

DESCRIPTION

Style: Detached Type: 2 Storey Season: No YB: 1984/Approx ZN: Residential BBG: 1 BAG: 3
 Bldr: Model: Remodel: EB: 1 BD: 4 TB: 4
 Poss Info: TBA # of Days: Date of Poss: Occup: Owner
 Retro: Yes LotSz: Imp: 48.00 X 113.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 2 #Cover: 2 TotalPk: 6
 NeighInf: Public Transit Nearby, Recreation Nearby, Shopping Nearby, Playground Near Parking: 2 Garage Attached
 Site: Corner, Family Oriented, Fenced Yard, Partially Landscaped, Patio, School Bus Features for Disabled:
 Const: Roof: Exter: Brick, Siding Bsm: Full
 Flooring: Hardwood, Laminate, Tile Foundtn: Poured Concrete RntEq: Hot Water Tank
 BsmDev: Fully Finished
 Appl: Refrigerator, Dishwasher, Stove, Microwave
 Feat: Storage Shed, Smoke Detector
 Restr: Easement Excl: Swimming pool, Draperies, Rods, Gazebo

UTILITIES INFORMATION

Heat: Forced Air AC: Central Air Conditioning Water: Municipal Sewer: Sewer Connected
 Fuel: Gas (Natural) Finished FP: 1 Roughed-in FP: FPFuel: Wood

FINANCIAL INFORMATION

1st Mortg: Lender: Assoc/Com Area Fee: \$0 Taxes/Yr: \$3,700 / 2008
 Int Rate: 1st Assum w/Qual: N Assoc Fee Frequency: Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr:

OTHER PROPERTY INFORMATION

Multi Media: URL Audio:
 URL Broch: OWeb1:
 URL Map: Addit Images: www.raquelireta.com

DIRECTIONS / REMARKS

Directions: By Fisher to Viewmount OR Marivale to Viewmount

Public Rmks: OPEN HOUSE SUNDAY 2-4 PM This exceptional HOME offers everything you need: shopping, schools, parks, playgrounds! 4 bedrms, 4 baths. Lots of Recent Upgrades and Improvements! Ready to move in! New windows, furnace, deck & fresh paint. Oversize Master bedrm, beautiful kitchen, living & dining room w/ hardwood floor, family room w/ fireplace, finished basement with a bedroom, full bath, family room and double garage.

Listing Brokerage: RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: 03/21/09 CD: DOM:
 Sale Correct: SRD: