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**Prepared by ANTHONY TEODORO, Broker
HOMELIFE/CIMERMAN REAL ESTATE LIMITED, BROKERAGE**

909 Bloor Street West, Toronto, ON M6H1L2
416-534-1124
4/14/2011



43 Bristol Ave \$449,900 For Sale
 Toronto, Ontario M6H3J8 C02 114-15-P
 Plan M24 Pt Lt 92 & 93 **Taxes:** \$2,786.57/2010
SPIS: N **Last Status:** New
 Detached **Fronting On:** E **Rooms:** 6+1
 2-Storey **Acreeage:** < .49 **Bedrooms:** 3
Dir/Cross St: Dupont/Dufferin **Washrooms:** 2
Lot: 23.25X134 Feet **Irreg:** 1x4x2nd, 1x3xGround

MLS#: C2081922 **Seller:** Giulia Iannucci **Contact After Exp:** N **Occup:** Owner
 30-60
Open House: **From:** **To:** **DOM:** 1 **Holdover:** 90 **Possession:** Days
 Tba

Open House Notes: **PIN#:**

Kitchens: 2
Fam Rm: N
Basement: Fin W/O
Fireplace/Stv: N
Heat: Gas
 Forced Air
CAC: Y **Central Vac:**
Apx Age:
Apx Sqft:
Assessment:
Addl Mo Fee:
Elevator: **Laundry Lev:** Main

Exterior: Brick
Drive: Front Yard
Gar Type/Spaces: None/0
Parking Spaces: 1
UFFI:
Pool: None
 Park
 Place Of Worship
 Public Transit
 Rec Centre
 School

Zoning: Residential
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewers: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:

# Room	Level	Dimensions (m)			
1 Kitchen	Ground	3.60x 4.40	W/O To Yard	Eat-In Kitchen	Ceramic Floor
2 Dining	Ground	2.80x 4.20	Hardwood Floor	Open Concept	Combined W/Living
3 Living	Ground	3.20x 4.00	Hardwood Floor	Combined W/Dining	3 Pc Bath
4 Kitchen	2nd	3.20x 2.50	Tile Floor	Eat-In Kitchen	
5 2nd Br	2nd	2.70x 2.70	Hardwood Floor		
6 Master	2nd	4.20x 3.10	Hardwood Floor	Bay Window	Closet
7 Rec	Bsmt	4.50x 4.60	W/O To Yard	Above Grade Window	

Remarks For Clients: Attention First Time Buyers! Affordable Detached Brick Home In Front Of Parkette.Large Lot W/Generous Backyard.Single Or 2 Family Potential.Legal Front Pad Parking.Mostly Hardwood Floors.Finished Bsmt W/Sep W/O.Rec Room W/Dry Bar.Well Maintained By Present Owner Over 60Yrs.100 Amp Brakers,H/E Fag,Cac.Close To Galleria/Dufferin Malls, Ttc,Schools,Churchs.Just Minutes To Downtown Toronto.

Extras: 1 Fridge, 2 Stoves, B/I Dishwasher, Stack Washer & Dryer, Cac, Shed, Central Alarm, Elf, All Window Coverings, B/I Bookshelves & Dresser, Hwt (R)

Remarks for Brokerages: E-Z Show Lockbox.Please Attach Schedule B To All Offers. At Seller Request Pls Fax All Offers To Listing Brokers Office.Pls Allow 48Hrs Irrevocable.Offers Anytime! Thank You For Showing. 1984 Survey Available. Certified Cheque Or Bank Draft Upon Acceptance.

Mortgage Comments:

HOMELIFE/CIMERMAN REAL ESTATE LIMITED, BROKERAGE 416-534-1124 Fax: 416-538-9304
 909 Bloor Street West, Toronto M6H1L2
 ANTHONY TEODORO, Broker 647-283-6101

Appts:

Contract Date:	4/14/2011	Condition:		Ad:	Y
Expiry Date:	7/30/2011	Cond Expiry:		Escape:	
Last Update:	4/14/2011	CB Comm:	2.25% Thank You For Showing	Original \$:	\$449,900

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