



Map These Properties

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

909 Bloor Street West, Toronto, ON M6H1L2

416-534-1124

2/1/2011

	21 Fallingdale Cres Toronto, Ontario M3J1C4 W05 102-13-D Plan 6108, Ept Lt 295	\$329,900 For Sale Taxes: \$2,483.40/2010
	SPIS: N	Last Status: New
	Semi-Detached Fronting On: S Backsplit 4 Acreage: < .49 Dir/Cross St: (W)Keele/(N)Sheppard	Rooms: 7+1 Bedrooms: 4 Washrooms: 2
	Lot: 32.5X111 Feet Irreg: Registered Deed*	*As Per Registered Deed* 1x3xUpper, 1x2xLower

MLS#: W2028110 **Seller:** Mark Wardinger **Contact After Exp:** N **Occup:** Owner
Open House: **From:** **To:** **DOM:** 3 **Holdover:** 90 **Possession:** 30-60 Days/Tba
Open House Notes: **PIN#:**

Kitchens: 1 Fam Rm: N Basement: Part Bsmt Fireplace/Stv: N Heat: Gas Forced Air CAC: Y Central Vac: Y Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator: N Laundry Lev: Lower	Exterior: Brick Drive: Private GarType/Spaces: Carport/1 Parking Spaces: 3 UFFI: Pool: None Level Library Park Public Transit	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Drive Shed
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# Room	Level	Dimensions (m)
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1	Kitchen	Main	4.60x 2.70	Eat-In Kitchen	Walk-Out	Double Sink
2	Living	Main	4.90x 3.40	Broadloom	Combined W/Dining	Open Concept
3	Dining	Main	4.50x 3.10	Broadloom	Combined W/Living	Open Concept
4	Master	Upper	4.20x 3.75	Broadloom	Closet	
5	2nd Br	Upper	4.30x 3.00	Broadloom	W/I Closet	
6	3rd Br	Lower	3.60x 3.45	W/O To Yard	Mirrored Closet	Broadloom
7	4th Br	Lower	4.20x 3.10	W/I Closet	Broadloom	
8	Rec	Bsmt	7.10x 3.25	Tile Floor		
9	Laundry	Bsmt	4.50x 3.40	Tile Floor		

Remarks For Clients: This 4 Bedroom Semi-Backsplit Is Ideal For A First Time Buyer Or Large Family. Improvements Include Roof, Cac, Cvac And Gas Furnace. This Home Has 'Great Bones' Such As Hardwood Floors Under Broadloom. Re-Decorate To Suite Your Own Taste.Private Driveway Allows 3-4 Car Parking. Close To All Amenities. An Affordable Condo Alternative.

Extras: 2 Fridges, 1 Freezer, Washer, Dryer, Stove Top, Range, Dishwasher, All Appliances In 'As In' Conditions, Cac, Cvac & Equipment, Fag & Equipment, All Window Coverings, Electric Light Fixtures, Broadloom Wherelaid,Shed, Hwt(Rental). No Survey

Remarks for Brokerages: Lbx For Easy Showings.Pls Attach Schedule B & Allow 48Hrs Irr.On All Offers.Fax Offer To L/B Office At Seller Request.Tax/Measurements To Be Verified By Buyer.Call La Before Typing Offer.Never Any Marketing Fees.Thank You For Showing!Certified Cheque/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:	2/1/2011	Condition:		Ad:	N
Expiry Date:	5/30/2011	Cond Expiry:		Escape:	
Last Update:	2/1/2011	CB Comm:	2.5% No Fees M.F. On Me!	Original \$:	\$329,900

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