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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
4/29/2011



2511 Lakeshore Rd W 215	\$349,900 For Sale
Oakville, Ontario	
L6L6L9 W21 476-19-U	Taxes: \$2,677.39/2010
SPIS: N	Last Status: New
Condo Apt	#Shares%: Rooms: 5
Apartment	Locker#: 84 Bedrooms: 2
Dir/Cross St: Lakeshore/Bronte	Level: 2 Washrooms: 2
Corp#: HCP/192	Unit#: 215 1x4xMain, 1x3xMain
Zoning:	
Property Mgmt: Brookfield Helga 905-852-3608	

MLS#: W2089410 **Seller:** Antonio Aurelio & Maria Ana Aurelio **Occup:** Owner
Contact After Exp: N
Open House: 4/30/2011 **From:** 2:00 **To:** 4:00 **DOM:** 12 **Holdover:** 90 **Possession:** 60-90 Days/Tba
Open House Notes: Open House Sat & Sun **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y Lndry Lev:
Basement: None	Maint: \$534.33	Exterior: Concrete
Fireplace/Stv: N	CAC: Y	Gar/Park Sp: Undergrnd/1
Heat: Gas Forced Air	UFFI:	Park/Drive: Undergrnd
Apx Age:	Central Vac:	Park Type: Owned/
Apx Sqft:	Elevator:	Park Spcs: 1 #94
Exposure: S	Retirement:	Park \$/Mo:
Assessment:	Taxes Incl: N Water Incl: Y	Prk Lgl Dsc:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: N	Bldg
	Cable TV Incl: N CAC Incl: N	
	Bldg Insur Prkg Prkg	

	Incl: Comm Elem Y Inc: Lake/Pond Waterfront	Incl:	Amen:
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# Room	Level	Dimensions (m)			
1 Kitchen	Ground	2.45 x 2.35	Galley Kitchen	Double Sink	Stainless Steel Appl
2 Dining	Ground	3.20 x 3.20	Combined W/Living	Open Concept	Broadloom
3 Living	Ground	4.20 x 3.20	W/O To Balcony	Overlook Water	Picture Window
4 Master	Ground	5.10 x 3.20	4 Pc Ensuite	W/I Closet	W/O To Balcony
5 2nd Br	Ground	4.60 x 3.10	Picture Window	Closet	Broadloom

Remarks For Clients: Bronte Harbour Club With Southern Exposure Overlooking The Marina. Well Maintained Unit And Building With Wonderful Facilities Including 24Hr Concierge. The 'Admiral Model' Suite 1015Sq.Ft. A Sun-Filled Unit With A Nice Layout. Very Clean And Shows Well. A Serene Setting Close To All Amenities,Walk To The Shops At Bronte Village, Marina, Trails And Ravine/Creek In Rear.

Extras: 1 Stove,1 Fridge,B/I Dishwasher,B/I Microwave(S/S Kitchen Appliances 2011)Stack Washer/Dryer,All Window Coverings,Wall-To-Wall Mirror,Broadloom W/Laid,Elf's,Ensuite Laundry.Facilities Include:Indoor Pool,Gym,Sauna,Party Room,2 Baths/2Beds

Remarks for Brokerages: E-Z Show L/B.Open House Sat/Sun April 30th 2-4Pm.Floor Plans Attached.Pls Include Schedule B To Offers.Lb Is Related To Seller.Pls Include Attached Disclosure.Cert.Cheque/Bank Draft Upon Acceptance.Locker P2 #84,Parking P2 # 94. Thank U 4 Showing!

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:	4/26/2011	Condition:		Ad:	Y
Expiry Date:	9/30/2011	Cond Expiry:		Escape:	
Last Update:	4/26/2011	CB Comm:	2.5% + My Gratitude	Original \$:	\$349,900

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 909 Bloor Street West, Toronto, ON M6H1L2
 416-534-1124
 4/29/2011



44 Montclair Ave
 Toronto, Ontario M4V1W1 C03 115-18-M
 Plan M298 Part Lot 2
Sold: \$899,000
List: \$899,000
 100 % List
SPIS: N **DOM:** 8 **Taxes:** \$6,652.87/2010 **Last Sld Status:**
 Semi-Detached **Fronting On:** N **Rooms:** 10+3
 3-Storey **Acreeage:** **Bedrooms:** 5
Dir/Cross St: Spadina/Lonsdale **Washrooms:** 4
Lot: 24.92X141 Feet **Irreg:** 1x3xBsmt, 1x3x2nd, 1x3x3rd, 1x1x2nd

MLS#: C2078868 **Seller:** Sarah Louisa Nagel **Contact After Exp:** N **Holdover:** 30
PIN#: **Occupancy:** Vacant

<p>Kitchens: 1 Fam Rm: N Basement: Finished Sep Entrance Fireplace/Stv: Y Heat: Gas Water CAC: Y Central Vac: Apx Age: 51-99 Apx Sqft: Assessment: Addl Mo Fee: Elevator: Laundry Lev:</p>	<p>Exterior: Stucco/Plaster Drive: Front Yard GarType/Spaces: None/0 Parking Spaces: 1 UFFI: Pool: None Cul De Sac Park Place Of Worship Public Transit School</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:</p>
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#	Room	Level	Dimensions (m)			
1	Living	Main	4.98 x 3.40	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	3.96 x 3.40	Hardwood Floor	B/I Shelves	Pot Lights
3	Breakfast	Main	4.04 x 1.83	W/O To Deck	B/I Shelves	Large Window
4	Kitchen	Main	3.05 x 2.74	Wet Bar	W/O To Deck	Recessed Lights

5	Master	2nd	4.80 x 3.05	Broadloom	Closet	Large Window
6	2nd Br	2nd	3.76 x 3.05	Broadloom	Closet	O/Looks Backyard
7	3rd Br	2nd	3.20 x 2.54	Large Window	Broadloom	
8	Office	2nd	4.04 x 1.78	O/Looks	B/I Desk	B/I Closet
9	4th Br	3rd	3.76 x 3.05	Hardwood Floor	Closet	B/I Desk
10	5th Br	3rd	3.58 x 3.20	Hardwood Floor	B/I Desk	O/Looks Backyard
11	Rec	Lower	4.88 x 3.40	Broadloom	B/I Shelves	Pot Lights
12	Utility	Lower	2.44 x 2.29	Window		

Remarks For Clients: Fantastic Forest Hill 3 Storey,5 Bedroom Semi,W/Over 2000 Sq Ft Of Living Space, And An Extra Deep (141 Ft) Lot. Well Maintained And Move In Ready, Or An Excellent Opportunity To Remodel. Separate Side Entrance To Basement(750 Sqft). An Exceptional Location,Conveniently Located Steps From Forest Hill Village And Its Many Shops Restaurants As Well As Transit And Some Of The Best Schools (Ucc, Bss & Brown School District) In The Country!

Extras: Fridge, Stove, Built-In Microwave, Dishwasher And All Electric Light Fixtures. New Furnace (2010). Carson Dunlop Home Inspection Report (March 30, 2011) Proudly Presented. Original Hardwood Under 2nd Flr Broadloom. Open House Apr 16&17 2-4P

Remarks for Brokerages: Lock Box For Easy Showings. L/A Is Related To Seller, Please Attach Disclosure, Schedule 'B', Survey And A Certified Cheque With Any Offers. Offers Tues. April 19th @ 7Pm, Pls Register By 5Pm.

Mortgage Comments: Tac. Schedule 'B' Re Interest Must Be Attached To Agreement Of Purchase And Sale

List: COLDWELL BANKER TERREQUITY REALTY, BROKERAGE 416-485-2299 **Fax:** 416-485-2722

TIM NAGEL, Salesperson 416-419-9362

Co-Op: HOMELIFE/CIMERMAN REAL ESTATE LIMITED, BROKERAGE **CB Comm:** 2.5%

Anthony Teodoro, Broker

Contract Date:	4/11/2011	Sold Date:	4/19/2011	Leased Terms:	
Expiry Date:	7/8/2011	Closing Date:	6/30/2011	Original Price:	\$899,000
Last Update:	4/27/2011				

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