

Map These Properties

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

909 Bloor Street West, Toronto, ON M6H1L2
416-534-1124
4/24/2011



44 Montclair Ave		Sold: \$899,000
Toronto, Ontario M4V1W1 C03 115-18-M		List: \$899,000
Orig Price:	\$899,000	Taxes: \$6,652.87/2010
		100 % List
SPIS: N	DOM: 8	Contract: 4/11/2011
		Sold: 4/19/2011
Semi-Detached	Fronting On: N	Rooms: 10+3
3-Storey	Acreage:	Bedrooms: 5
Dir/Cross St:	Spadina/Lonsdale	Washrooms: 4
Lot:	24.92X141 Feet	1x3xBsmt,
Lot Irreg:		1x3x2nd, 1x3x3rd,
		1x1x2nd

MLS#: C2078868 **PIN#:**

<p>Kitchens: 1</p> <p>Fam Rm: N</p> <p>Basement: Finished Sep Entrance</p> <p>Fireplace/Stv: Y</p> <p>Heat: Gas Water</p> <p>CAC: Y Central Vac:</p> <p>Apx Age: 51-99</p> <p>Apx Sqft:</p> <p>Assessment:</p> <p>Elevator: Laundry Lev:</p>	<p>Exterior: Stucco/Plaster</p> <p>Drive: Front Yard</p> <p>GarType/Spaces: None/0</p> <p>Parking Spaces: 1</p> <p>UFFI:</p> <p>Pool: None</p> <p>Cul De Sac Park Place Of Worship Public Transit School</p>	<p>Zoning:</p> <p>Cable TV: Hydro:</p> <p>Gas: Phone:</p> <p>Water: Municipal</p> <p>Water Supply:</p> <p>Sewers: Sewers</p> <p>Spec Desig: Unknown</p> <p>Farm/Agr:</p> <p>Waterfront:</p> <p>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 Backyard	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		

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!

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

Listing COLDWELL BANKER TERREQUITY REALTY, BROKERAGE 416-
Contracted With: 485-2299

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