

Map These Properties

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

909 Bloor Street West, Toronto, ON M6H1L2
416-534-1124
3/6/2011



45 Bristol Ave **Sold:** \$759,000
 Toronto, Ontario M6H3J8 C02 114- **List:** \$789,900
 15-P
 Plan M24, Pt Lots 91 & 92 96 % List
SPIS: N **DOM:** 11 **Taxes:** \$4,601.36/2010 **Last Status:** Sld

Detached	Fronting On: E	Rooms: 7+2	
2-Storey	Acreeage:	Bedrooms: 3+1	
Dir/Cross St:	(N) Dupont/(E) Dufferin	Washrooms: 4	
Lot: 25.5X134 Feet	Irreg:	1x3xBsmt, 1x5x2nd, 1x2xGround, 1x4x2nd	

MLS#: C1963664 **Seller:** Manuel Marchao & Rosa Maria Marchao **Contact After Exp:** N **Holdover:** 90
PIN#: **Occupancy:** Owner

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Gas Forced Air CAC: Y Central Y Vac: Apx Age: 6-15 Apx Sqft: 2000-2500 Assessment: Addl Mo Fee: Elevator: N Laundry Lower Lev:	Exterior: Brick Stone Drive: Rt-Of-Way GarType/Spaces: Detached/2 Parking Spaces: 2 UFFI: No Pool: None Level Park Place Of Worship Public Transit Rec Centre School	Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:
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Room Level Dimensions

		(m)				
1	Foyer	Ground	2.13 x 1.82	Double Doors	Ceramic Floor	Mirrored Walls
2	Living	Ground	6.40 x 3.35	Hardwood Floor	Open Concept	Crown Moulding
3	Dining	Ground	4.87 x 3.35	Hardwood Floor	Crown Moulding	Combined W/Living
4	Kitchen	Ground	3.04 x 4.26	Ceramic Floor	Family Size Kitchen	Centre Island
5	Breakfast	Ground	2.43 x 4.26	Combined W/Kitchen	Open Concept	W/O To Deck
6	Master	2nd	3.96 x 5.18	W/I Closet	4 Pc Ensuite	Crown Moulding
7	2nd Br	2nd	3.35 x 3.04	Closet	Broadloom	Crown Moulding
8	3rd Br	2nd	3.96 x 3.35	His/Hers Closets	Broadloom	Crown Moulding
9	Rec	Bsmt	10.66 x 3.96	Ceramic Floor	Above Grade Window	Open Concept
10	Office	Bsmt	2.74 x 2.74	Ceramic Floor	Above Grade Window	W/O To Yard
11	Laundry	Bsmt	1.52 x 2.74	Ceramic Floor		

Remarks For Clients: Sun Filled European Custom Built Home. 12Yrs New! 2,098 Sq.Ft Of Luxury & Finished Bsmt W/Sep. Walkout. Large Modern Kitchen With Bleached Cabinets, Granite Counters & Center Island. Bright Breakfast Area With Side Light & Walkout To Deck. Skylight & Recessed Lighting. An Oversized 2.5 Car Garage, 200 Amp Service, Interlock Landscaping. Spotless! This Home Has It All! Central Air To All Amenities. Minutes To Downtown. **See Virtual Tour**

Extras: Jenn-Air Range & Amana Gas Cooktop, Washer, Dryer, Fridge, B/I Dishwasher, 6 Columns, All Window Coverings, Broadloom W/L, A.G.D.O & Remote, Cac, Cvac, Central Alarm, T.V Security Monitor, H/E Fag, Elf's, Hwt(R).

Remarks for Brokerages: Offers Anytime! Floor Plans & Survey Attached To Listing. Please Attach Schedule B ** Certified Cheque Or Bank Draft Upon Acceptance ** Seller Will Consider Vtb 1st Mortgage @ C/R, Tba With 20% D.P. Never Any Silly Marketing Fees! Thank You For Showing.

Mortgage Comments: Clear - Seller Will Consider Vtb With 20% D.P @ C/R Tba

List: HOMELIFE/CIMERMAN REAL ESTATE LIMITED, BROKERAGE 416-534-1124 **Fax:** 416-538-9307

ANTHONY TEODORO, Broker 647-283-6101

Co- Op: RE/MAX 2000 REALTY INC., BROKERAGE **CB Comm:** 2.5% + Hst No Marketing Fees!

Teresa Vu, Salesperson

Contract Date:	9/27/2010	Sold Date:	10/8/2010	Leased Terms:	
Expiry Date:	12/30/2010	Closing Date:	11/19/2010	Original Price:	\$789,900
Last Update:	10/8/2010				

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