

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



23 Innisfree Crt **Sold:** \$550,000
 Toronto, Ontario **List:** \$579,900
 M6S3N7 W01 119-11-R 95 % Lis
 Plan M 1240, Lot 49 **Last**
SPIS: N **DOM:** 28 **Taxes:** \$4,359.38/2010 **Status:** S

Detached **Fronting On:** E **Rooms:** 6-
 Bungalow- **Acreeage:** **Bedrooms:** 3
 Raised **Dir/Cross** South **Washrooms:** 2
St: Kingsway/Worthington
Lot: 32.13X153.74 Feet **Irreg:** As Per 1x4xMain,
 Mpac 1x3xBsmt

Frances Leonora Davies & Estate Of

MLS#: W1914910 **Seller:** Betty Desruisseaux * * **Contact After Holdover:** 90
Exp: N **Occupancy:** Own

PIN#:

Kitchens: 1
Fam Rm: N
Basement: Fin W/O
 Sep Entrance
Fireplace/Stv: N
Heat: Gas
 Forced Air
CAC: Y **Central** Y
Vac:
Apx Age:
Apx Sqft:
Assessment:
Addl Mo Fee:
Elevator: N **Laundry** Lower
Lev:

Exterior: Brick
Drive: Private
GarType/Spaces: Attached/1
Parking Spaces: 2
UFFI:
Pool: None

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	<u>DIMENSIONS</u> (m)			
1 Kitchen	Ground	4.40x 3.00	Family Size Kitchen	Eat-In Kitchen	Walk-Out
2 Living	Ground	4.80x 3.80	W/O To Balcony Combined W/Living	Open Concept	Hardwood Floor
3 Dining	Ground	3.00x 3.20		Open Concept	Hardwood Floor
4 Master	Ground	4.35x 3.20	Semi Ensuite	His/Hers Closets	Hardwood Floor
5 2nd Br	Ground	3.50x 3.30	Closet	Hardwood Floor	
6 3rd Br	Ground	2.50x 3.00	Closet	Hardwood Floor	
7 Rec	Bsmt	3.20x 3.40	W/O To Garage	Tile Floor	Open Concept
8 4th Br	Bsmt	3.20x 3.10	Closet	Concrete Floor	

Remarks For Clients: 3 Bedroom Raised Bungalow In Swansea Village. Nice Layout With Generous Size Rooms. Hardwood Floors. Large Eat-In Kitchen W/Island. Rec Roo W/ 7Ft Ceilings. Separate W/O From Finished Bsmt Potential 'Nanny Suite' Quite Residential Cul-De-Sac. Private Driveway & Attached Garage. A Solid Home. A Private Backyard W/ A Reverse Ravine Treed Lot. Close To Shops Of Bloor West, High Park, Lakeshore & Humber Trails, Gardiner, Minutes To Downtown Toronto

Extras: Fridge, Stove, B/I Dishwasher, Dryer, Washer, Cac, Cvac, All Window Covering: Hwt (R), Auto Garage Door Opener + 1 Remote. Backyard Trees Are Protected By The By-Laws Of Urban Forestry City Ravine Services.

Remarks for Brokerages: Pls Attach Sch. 'B'. Certified Cheque Or Bank Draft Upon Acceptance. All Measurements & Taxes To Be Verified By Buyer. Showings 10Am - 8Pm. No Lockbox. Offers Anytime! Pls Allow 72Hrs Irrevocable Out Of Town Sellers/Lawyers Review. To Be Bought In 'As Is' Condition. Thanks For Showing

Mortgage Comments: ** Executor Norman Harold Desruisseaux

List: HOMELIFE/CIMERMAN REAL ESTATE LIMITED, BROKERAGE 416-534-1124 **Fax:** 416-538-9304

ANTHONY TEODORO, Broker 647-283-6101

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

+ Applicable Taxes, No Silly Fees

Anthony Teodoro, Broker

Contract Date:	7/12/2010	Sold Date:	8/9/2010	Leased Terms:	
Expiry Date:	9/30/2010	Closing Date:	10/29/2010	Original Price:	\$579,900
Date Last Update:	8/10/2010				

