



Status: **Active** List Condit: **Y** MLS (R) # **865379**
 Bedrooms: **2+0 Total: 2** Bathrooms: **2 Ensuite: 0** LP: **\$369,000**
 Dist/Neigh: **2201** Munic:
 Roll: **0614600160052220000** 1st Refusal: **No**
 NeighNm: **Cyrville/The Woodlands** PC: **K1J 1J9**
 AvailLse: **No** Relisted: MLS (R) # **(if for rent)**
 Legal: **PLAN 217 PT LOTS 14 AND 15 RP 4R18817 PART 7**
 Fronting: **East** XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	2nd Level	16.04 X 13.06	MBED	3rd Level	20.08 X 11.01	Rm1:	Foyer	Main	6.03 X 5.05
DINRM	2nd Level	11.00 X 8.02	BED2	3rd Level	10.10 X 13.07	Rm2:			
KITCH	2nd Level	10.08 X 10.04	BED3	None		Rm3:			
FAMRM	None		BED4	None		Rm4:			
DEN	Main	11.03 X 10.05	LAUND	Lower Level		Rm5:			
FBATH	3rd Level	8.10 X 6.10	PBATH	Main	7.09 X 3.00	Rm6:			

DESCRIPTION

Style: **Semi Detache**Type: **3 Storey** Season: **No** YB: **2003/Approx** ZN: **Residential** BBG: **0** BAG: **2**
 Bldr: **Domicile** Model: Remodel: **EB: 0** BD: **2** TB: **2**
 Poss Info: **July 10/2013** # of Days: Date of Poss: Occup: **Owner**
 Retro: **No** LotSz: **Imp: 14.40 X 87.40** Irr: **Y**
 Acr/Hct: Surv Yr: #Gar: **1** #Cover: **0** TotalPk: **2**
 NeighInf: **Golf Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby** Parking: **1 Garage Attached, Inside Entry, Parking Surfaced**
 Site: **Balcony, Deck, Fenced Yard** Features for Disabled:
 Const: Roof: Exter: **Siding** Bsmt: **Full**
 Flooring: **Hardwood, Tile, Carpet Wall to Wall** Foundtn: **Poured Concrete** RntEq: **Hot Water Tank**
 BsmtDev: **Unfinished**
 Appl: **Dishwasher, Refrigerator, Stove, Hood Fan, Washer, Dryer**
 Feat: **Alarm System, Window Blinds, Drapery Tracks, Storage Shed**
 Restr: Excl: **Microwave, Drapes, BBQ, Hot Tub**

UTILITIES INFORMATION

Heat: **Forced Air** AC: **Central Air Conditioning** Water: **Municipal** Sewer: **Sewer Connected**
 Fuel: **Gas (Natural)** Finished FP: **1** Roughed-in FP: FPFuel: **Gas**

FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: **\$3,584 / 2013** Assmt/Yr:
 Int Rate: **N** Date Due: Loc Impr:
 Sellerr Take Back: **N** Asso/Com: **\$45**

DIRECTIONS / REMARKS

Directions: **Off Cummings between Ogilvie and Montreal Rd.**

Public Rmks: **Domicile-built 3 Storey Semi on Pie-Shaped Lot Backing onto NCC/Park & located near Shopping, Entertainment, Recreation, Transit & Highway. Minutes to Downtown. Main level Den w/ Hardwd flrs & Door to Fenced Yard w/ Deck. 2nd flr features Hardwood, Living rm w/ Gas Fireplace, Dining rm w/ Balcony Access & Kitchen w/ Granite Counters, Island/Breakfast Bar & SS Appl. Huge Master on 3rd level w/ Tons of Closet Space, Full Bath & 2nd Bedrm.**

CONDITIONAL/SOLD INFORMATION

FD: SD: SP:
 PR: **04/11/13** CD: DOM:
 Sale Correct: 1st Assum w/Qual: SRD: