



**Status:** Active      **List Condit:** Y      **MLS (R) #** 727375  
**Bedrooms:** 3+0 Total: 3      **Bathrooms:** 1 Ensuite: 0      **LP:** \$459,900  
**Dist/Neigh:** 4504      **Munic:**  
**Roll:** 0614074002133000000      **1st Refusal:** No  
**NeighNm:** Civic Hospital      **PC:** K1Y 1A8  
**AvailLse:** No      **Relisted:**      **MLS (R) #** (if for rent)  
**Legal:** LT 169, PL 207509; PT LANE, PL 207509, CLOSED BY CR228978, AS IN NS217885; OTTA  
**Fronting:** West      **XRef:**

## ROOM LEVELS AND DIMENSIONS

<b>LVGRM</b> Main	15.02 X 13.10	<b>MBED</b> 2nd Level	16.01 X 12.03	<b>Rm1:</b> Sitting Area	2nd Level	11.11 X 7.10
<b>DINRM</b> Main	12.00 X 11.09	<b>BED2</b> 2nd Level	13.10 X 10.09	<b>Rm2:</b>		
<b>KITCH</b> Main	11.08 X 9.10	<b>BED3</b> 2nd Level	9.04 X 8.02	<b>Rm3:</b>		
<b>FAMRM</b> Main	16.00 X 14.03	<b>BED4</b> None		<b>Rm4:</b>		
<b>DEN</b> None		<b>LAUND</b> Basement		<b>Rm5:</b>		
<b>FBATH</b> 2nd Level		<b>PBATH</b> None		<b>Rm6:</b>		

## DESCRIPTION

**Style:** Detached      **Type:** 2 Storey      **Season:** No      **YB:** 1936/Approx      **ZN:** RES      **BBG:** 0      **BAG:** 3  
**Bldr:**      **Model:**      **Remodel:**      **EB:** 0      **BD:** 3      **TB:** 1  
**Poss Info:** 30-60 days      **# of Days:**      **Date of Poss:**      **Occup:** Owner  
**Retro:** No      **LotSz:** Imp: 40.00 X 104.00      **Irr:** N  
**Acr/Hct:**      **Surv Yr:**      **#Gar:** 1      **#Cover:** 1      **TotalPk:** 3  
**NeighInf:** Playground Nearby, Public Transit Nearby, Shopping Nearby      **Parking:** 1 Garage Detached, Parking Surfaced  
**Site:**      **Features for Disabled:**  
**Const:**      **Roof:**      **Exter:** Brick, Siding      **Bsmt:** Full  
**Flooring:** Carpet Over Hardwood, Carpet W/W &      **Foundtn:** Poured Concrete      **RntEq:** Hot Water Tank, Alarm Monitor  
**BsmtDev:** Unfinished  
**Appl:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer  
**Feat:** Alarm System, Auto Garage Door Opener, Window Blinds, Drapes  
**Restr:**      **Exclus:** none

## UTILITIES INFORMATION

**Heat:** Forced Air      **AC:** Central Air Conditioning      **Water:** Municipal      **Sewer:** Sewer Connected  
**Fuel:** Electric      **Finished FP:**      **Roughed-in FP:**      **FPFuel:**

## FINANCIAL INFORMATION

**1st Mortg:**      **Lender:**      **Assoc/Com Area Fee:** \$0      **Taxes/Yr:** \$5,258 / 2009  
**Int Rate:**      **1st Assum w/Qual:** N      **Assoc Fee Frequency:**      **Assmt/Yr:**  
**Date Due:**      **Seller Take Back:** No      **Loc Impr:**

## OTHER PROPERTY INFORMATION

**Multi Media:**      **URL Audio:**  
**URL Broch:**      **OWeb1:**  
**URL Map:**      **Addit Images:**

## DIRECTIONS / REMARKS

**Directions:** Holland or Parkdale to Kenilworth to South on Hinton

**Public Rmks:** This three bedroom home is located in the prestigious Civic Hospital neighbourhood. Spacious living room, separate dining room. Hanover oak kitchen. Great main floor family room overlooking the backyard. Master bedroom includes a separate dressing/sitting area with ample closet space. Large full bathroom. Private west-facing backyard. Detached garage and private driveway. No offers before 9pm on Tuesday, May 19th. 24 hr irrevocable.

**Listing Brokerage:** RE/MAX METRO-CITY REALTY LIMITED, BROKERAGE

## CONDITIONAL/SOLD INFORMATION

**FD:**      **SD:**      **SP:**  
**PR:** 05/12/09      **CD:**      **DOM:**  
**Sale Correct:**      **SRD:**