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#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	188 Doris Ave	1708	Toronto	\$499,000	2	2	New	C2844111
2	24 Queenscourt Dr		Toronto	\$749,000	4	4	New	E2879378
3	7 Butternut St		Toronto	\$1,249,000	4	4	Pc	E2832052

	188 Doris Ave 1708 \$499,000	
	Toronto Ontario M2N6Z5 Toronto C14 Willowdale East Toronto 103-21-D SPIS: N Taxes: \$2,653.06 / 2013 DOM: 41	
Condo Apt	#Shares%:	Rms: 5 + 1
Apartment	Locker#: N/A	Bedrooms: 2 + 1
Corp#: MTCC / 1377	Level: 16	Washrooms: 2
Unit#: 8		2x4xFlat
		Zoning:
Prop Mgmt: General Property Management Inc. 416.226.5469		
Dir/Cross St: Yonge/Sheppard		


MLS#: C2844111 **Occup:** Tenant **PIN#:** **Possession:** 60/90/Tba **Status Cert:** Y **Bldg Name:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: Mpac Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Equip:	Pets Perm: Restrict Locker: None Maint: \$468.47 A/C: Central Air Central Vac: UFFI: No Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Features:	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Garage: Undergrnd Park/Drive: Undergrnd Park Type: Owned Park Spcs: 1 B65 Park \$/Mo: Prk Lgl Dsc: Bldg Amen: Security Guard, Security System, Indoor Pool, Recreation Room, Exercise Room, Sauna Comm Elem Incl: Y
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#	Room	Level	Length	Width	Description		
1	Living	Flat	4.40	x 3.30	Laminate	Combined W/Dining	East View
2	Dining	Flat	4.20	x 2.85	Laminate	Combined W/Living	
3	Kitchen	Flat	2.90	x 2.70	Ceramic Floor	Open Concept	
4	Master	Flat	4.10	x 3.00	Laminate	4 Pc Ensuite	Large Closet
5	2nd Br	Flat	3.20	x 3.00	Laminate	Closet	East View
6	Den	Flat	2.50	x 2.10	Laminate		

Client Remks: Unobstructed East View! Spacious & Bright, Rare 2+1 Monarch Condo. Den Is Separated & Is Now Using As 3rd Bedroom With Indoor Window. 24 Hr Security & Concierge, Top Quality Amenities, Indoor Pool, Sauna, Whirlpool, Exercise Rm, Billiard Rm, Guest Suites.
Extras: Include: Fridge, Stove, Washer, Dryer, Built-In Dishwasher, All Efs, All Window Coverings.

Listing Contracted With: ROYAL LIFE REALTY INC., BROKERAGE 416-666-9433

	24 Queenscourt Dr Toronto, Ontario M1T2J5 Toronto E05 Tam O'Shanter-Sullivan Toronto 104-29-E For: Sale SPIS: N Taxes: \$3,671.03 / 2013 DOM: 3	\$749,000
	Detached 2-Storey 55 x 110 Feet Dir/Cross St: Warden/Huntingwood	Fronting On: W Acreage: Irreg:


MLS#: E2879378 **Contract Date:** 4/11/2014 **Possession:** Tba **PIN#:**

Kitchens: 2 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: Addl Mo Fee: Elevator/Lift: N Laundry Lev: Lower Oth Struct:	Exterior: Alum Siding / Brick Drive: Pvt Double Garage: Built-In / 2.0 Parking Spaces: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Features:	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Phys Hdcap-Equip:
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#	Room	Level	Length	Width	Description		
1	Living	Main	5.12	x 3.42	Hardwood Floor	Bay Window	
2	Dining	Main	3.42	x 3.10	Hardwood Floor	Window	
3	Kitchen	Main	4.90	x 2.70	Ceramic Floor	Ceramic Back Splash	Eat-In Kitchen
4	Family	Main	4.78	x 3.60	Hardwood Floor	Fireplace	O/Looks Garden
5	Master	2nd	5.15	x 3.90	Hardwood Floor	3 Pc Ensuite	W/I Closet
6	2nd Br	2nd	4.15	x 3.35	Hardwood Floor	Large Closet	O/Looks Garden
7	3rd Br	2nd	3.40	x 3.35	Hardwood Floor	Large Closet	O/Looks Frontyard
8	4th Br	2nd	4.57	x 3.07	Hardwood Floor	Large Closet	O/Looks Frontyard
9	Br	Bsmt	4.60	x 3.55	Laminate		
10	Br	Bsmt	3.63	x 3.05	Laminate		
11	Rec	Bsmt	3.70	x 3.17	Laminate		
12			3.20	x 3.63			

Client Remks: Spacious 4 Bedroom Home In High Demand Area. Functional Layout. Well Maintained Just Move In And Enjoy. Hardwood Floors On Main Floor And 2nd Floor(05). Windows(04); Roof(03), Kitchen (03), Finished Bsment W/Rec Room, 2 Bedrooms & 3 Pc Washroom. 2 Car Garage. Close To Public Transit/Schools/Shops/Restaurant/Community Centre/Park.
Extras: 2 Fridges, 2 Stoves, B/I Dishwasher, Washer, Dryer, Elfs, All Window Coverings.

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	7 Butternut St Toronto, Ontario M4K1T6 Toronto E03 Playter Estates-Danforth Toronto 115-22-Q For: Sale SPIS: N Taxes: \$6,015.35 / 2013 DOM: 59	\$1,249,000
	Detached 2-Storey 27 x 100 Feet Dir/Cross St: Broadview/Danforth	Fronting On: S Acreage: Irreg:

MLS#: E2832052 **Contract Date:** 2/14/2014 **Possession:** Immediate/Tba **PIN#:**

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Oth Struct:	Exterior: Brick Drive: Mutual Garage: Detached / 1.0 Parking Spaces: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Features:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Phys Hdcap-Equip:
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#	Room	Level	Length	Width	Description		
1	Living	Ground	4.20	x 3.52	Hardwood Floor	Fireplace	Bay Window
2	Dining	Ground	4.27	x 2.94	Hardwood Floor	Window	
3	Kitchen	Ground	3.80	x 2.65	Granite Floor	Granite Counter	Window
4	Master	2nd	4.00	x 3.00	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	2.97	x 2.70	Hardwood Floor	Window	Closet
6	3rd Br	2nd	3.22	x 3.00	Hardwood Floor	Window	Closet
7	4th Br	2nd	3.80	x 2.30	Hardwood Floor	3 Pc Ensuite	Window
8	Br	Bsmt	3.10	x 2.90	Ceramic Floor	3 Pc Bath	Window
9	Br	Bsmt	3.06	x 2.80	Ceramic Floor		Window

Client Remks: Playter Estates Detached 4 Br Family Home On Prime Street. Totally Renovated Top To Bottom, Almost Everything Updated(Check Attachments For Details), Rewiring Thrgout With 200 Amp, Most Of Plumbing Replaced Granite Kitchen Counter And Floor, Gas Fireplace, Sep Entrance, Bsmnt Finished With 2 Br One 3 Pc Washroom, Potential In-Law Suite, Steps To Jackman School, Danforth Shops, Restaurants, Library, Community Centre, Subway. Easy Access To Dvp And Downtown.

Extras: Brand New Ss Fridge, Stove, B/I Dishwasher, Washer, Dryer, Microwave, Elfs

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