

	16 Cornish Rd Toronto Ontario M4T2E2 Toronto Toronto C09 Rosedale-Moore Park 115-20-N % <b>Legal:</b> Plan 895 Pt Lots 152 & 153 <b>SPIS:</b> N <b>Taxes:</b> \$7,993.00 / 2013 <b>Last Status:</b> Sld <b>DOM:</b> 12	<b>Sold:</b> \$1,690,000 <b>List:</b> \$1,795,000 <b>List:</b> 94
	Semi-Detached 3-Storey <b>Irreg:</b>	<b>Fronting On:</b> W <b>Acreage:</b> 26 x 150.12 Feet <b>Rms:</b> 8 <b>Bedrooms:</b> 4+ <b>Washrms:</b> 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x3xBsmt <b>Dir/Cross St:</b> Mt Pleasant & St Clair

<b>MLS#:</b> C2894500 <b>Seller:</b> Michele Craig Carroll-Smith & Paul Douglas Carl Smith <b>Contact After Exp:</b> N <b>Occupancy:</b> Owner <b>Holdover:</b> 180
<b>PIN#:</b> <b>ARN#:</b>

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Sep Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>Addl Mo Fee:</b> \$0.00 <b>Elevator/Lift:</b> <b>Laundry lev:</b> <b>Oth Struct:</b> Garden Shed	<b>Exterior:</b> Brick <b>Drive:</b> Front Yard <b>Garage:</b> None / 0 <b>Parking Spaces:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Features:</b> <b>Phys Hdcap-Equip:</b>	<b>Zoning:</b> <b>Cable TV:</b> Y <b>Hydro:</b> Y <b>Gas:</b> Y <b>Phone:</b> Y <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

#	Room	Level	Length	Width	Description
1	Foyer	Main	14.66	x 6.82	Hardwood Floor Closet 2 Pc Bath
2	Dining	Main	17.48	x 11.25	Hardwood Floor Pocket Doors W/O To Deck
3	Living	Main	18.24	x 10.99	Hardwood Floor Fireplace Halogen Lighting
4	Kitchen	Main	15.68	x 9.51	Hardwood Floor Heated Floor B/I Appliances
5	2nd Br	2nd	11.51	x 10.07	Hardwood Floor Large Window East View
6	3rd Br	2nd	16.40	x 10.76	Hardwood Floor B/I Bookcase East View
7	4th Br	2nd	17.65	x 9.25	Hardwood Floor Large Window West View
8	Master	3rd	17.32	x 16.83	Hardwood Floor B/I Closet 4 Pc Ensuite
9	Sitting	3rd	16.01	x 7.84	Hardwood Floor Vaulted Ceiling East West View
10	Other	3rd	6.43	x 5.74	Hardwood Floor B/I Shelves Skylight
11	Rec	Lower	18.50	x 15.25	Tile Floor 3 Pc Bath Halogen Lighting
12	Laundry	Lower	8.50	x 7.68	Tile Floor Walk-Thru

**Client Remks:** Rarely Does Such A Magnificent Home Capture Your Heart The Moment You Enter. Completely Renovated From Top To Bottom. Elegant & Opulent... Yet Classic, Stylish & Wonderfully Warm. Thoughtful Upgrades & Touches On 4 Spacious Levels. 4 Bedrooms, 4 Bathrooms, Legal Parking On A Professionally Landscaped Lot. A Chef's Kitchen That Opens Up Onto A Gorgeous West-Facing Backyard. Plus A Master Suite You've Always Dreamed Of. So Many Features. You'll Fall In Love.

**Extras:** Open House Sat May 10th, 1-4Pm. Ask For Full Features & Floor Plans. Renos Done W/Permits. Even A Fab Guest House Wired For Internet! Includes Wolf Stove, Subzero Fridge, Lg Wash/Dry, Miele Dishwasher. Excellent Home Insp Available.

**Brkage Remks:** Showings 9Am-7Pm Only With 3 Hrs Notice. Offers Anytime. Exclude: Dining & Bdrm Chandelier, Lvg Rm Curtains, 2nd Floor Blue Room-White Curtains, Wall Lights In Mstr Bdrm, Murphy Bed In Guest House, Powder Rm Mirror. Fireplace Needs New Lining.

**Mortgage Comments:**

**List:** KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE 416-465-4545 **Fax:** 416-465-4533  
CAMERON JOHN WEIR, Salesperson 416-578-5400 SCOTT HANTON, Salesperson 416-465-4545  
**Co-Op:** RE/MAX HALLMARK REALTY LTD., BROKERAGE  
MARK ADAM BULTJE, Salesperson  
**Contract Date:** 4/29/2014 **Sold Date:** 5/11/2014 **Leased Terms:**  
**Expiry Date:** 9/29/2014 **Closing Date:** 7/03/2014 **Original:** \$1,795,000  
**Last Update:** 5/12/2014 **CB Comm:** 2.5%