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| 8 Walpole Ave | | Sold: \$540,000 |
| Toronto Ontario M4L2H9 | | List: \$499,000 |
| Toronto E01 Greenwood-Coxwell Toronto 120-24-R | | |
| Taxes: \$2,388.31 / 2013 | For: Sale | %Dif: 108 |
| SPIS: N | Last Status: Sld | |
| Pt Blk A Pl 376E & 1454 Toronto As In Ca553159; Ci | | DOM: 6 |
| Att/Row/Twnhouse | Fronting On: N | Rms: 6 + 1 |
| 2-Storey | Acreage: | Bedrooms: 3 |
| Irreg: | 14.25 x 90 Feet | Washrms: 1 |
| | | 1x4x2nd |
| Dir/Cross St: Greenwood / Gerrard | | |

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|-----------------------|---|-----------------------------|
| MLS#: E3033061 | Seller: Anthony Steward Paton & Fiona Taylor Pearson | Occupancy: Owner |
| PIN#: | ARN#: | Contact After Exp: N |
| Holdover: 365 | | |

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|-----------------------|-------------------------|---------------------|-------------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick Front | Zoning: | |
| Fam Rm: | N | Drive: | None | Cable TV: | Hydro: |
| Basement: | Finished / Sep Entrance | Garage: | None / 0 | Gas: | Phone: |
| Fireplace/Stv: | Y | Park Spaces: | 0 | Water: | Municipal |
| Heat: | Forced Air / Gas | UFF: | | Water Supply: | |
| A/C: | None | Pool: | None | Sewer: | Sewers |
| Central Vac: | | Prop Feat: | | Waterfront: | |
| Apx Age: | | | | Retirement: | |
| Apx Sqft: | | | | Farm/Agr: | |
| Assessment: | | | | Oth Struct: | |
| Laundry lev: | | | | Spec Desig: | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|---------|-------|-------------|------------|----------------|------------------|-------------------|
| 1 | Living | Main | 14.60 | x 9.25 | Hardwood Floor | Track Lights | Walk-Out |
| 2 | Dining | Main | 11.68 | x 10.43 | Hardwood Floor | Staircase | Combined W/Living |
| 3 | Kitchen | Main | 12.33 | x 10.92 | Hardwood Floor | Modern Kitchen | B/I Appliances |
| 4 | Master | 2nd | 11.41 | x 10.33 | Hardwood Floor | His/Hers Closets | Vaulted Ceiling |
| 5 | 2nd Br | 2nd | 13.74 | x 8.00 | Hardwood Floor | Closet | Window |
| 6 | 3rd Br | 2nd | 10.99 | x 6.92 | Hardwood Floor | Walk-Out | Balcony |
| 7 | Rec | Bsmt | 13.91 | x 12.33 | Concrete Floor | Fireplace | |

Client Remks: Walk To Greenwood Subway From This Fabulous 3 Bedroom House In Leslieville. You'll Love The Large And Modern Kitchen With Gas Stove That Walks Out To A Tree-Covered, Private And Fenced-In Back Yard. Quiet Front Porch, 2nd Floor Balcony And Basement Walk-Out Adds Even More Value And Enjoyment To This Ideal Starter Family Home. Even A Lower Level Family Room Or Man Cave!

Extras: Purchase Includes Fridge, Stove, Dishwasher, Washer/Dryer, All Electric Light Fixtures, Existing Window Coverings.

Brkage Remks: Chimney And Fireplace Must Be Inspected Before Use. 2 Hrs Notice Req. Showings From 9:30Am-7:30Pm Only. Offers Tues Oct 7th Via Fax/Email To Listings@Theweirteam.Ca. Register By 4Pm.Only Listing Agent To Present But You May Wait Close By. Please Submit Deposits With Offer.

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| List: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE Ph: 416-465-4545 Fax: 416-465-4533 | | |
| CAMERON JOHN WEIR, Salesperson 416-578-5400 SCOTT HANTON, Broker 416-887-2530 | | |
| Co-Op: RIGHT AT HOME REALTY INC., BROKERAGE | | |
| VIRENDER PUNIA, Salesperson | | |
| Contract Date: 10/01/2014 | Sold Date: 10/07/2014 | Leased Terms: |
| Expiry Date: 12/30/2014 | Closing Date: 12/12/2014 | Original: \$499,000 |
| Last Update: 10/09/2014 | CB Comm: 2.5% + Hst | |