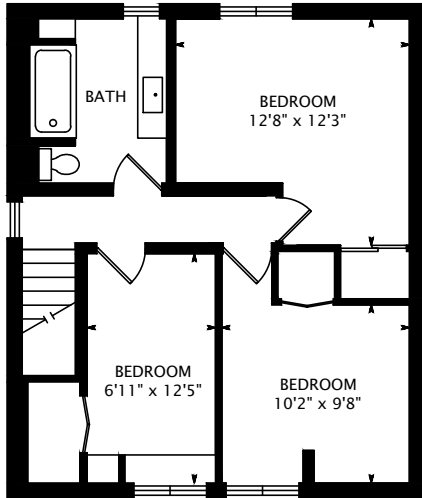
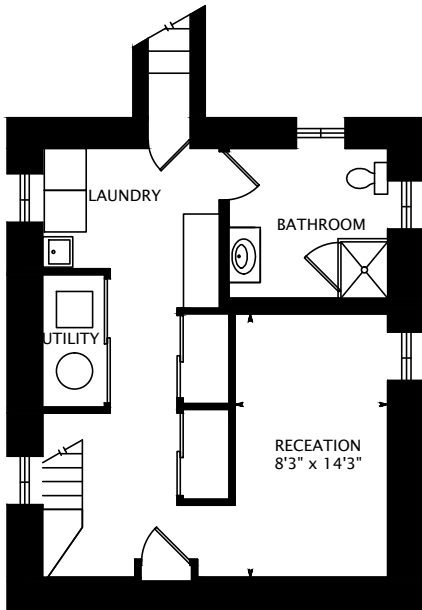
	130 Kalmar Ave Toronto Ontario M1N3G7 Toronto E06 Birchcliffe-Cliffside Toronto SPIS: N Taxes: \$2,993.52 / 2015		List: \$629,000 For: Sale				
	Detached 2-Storey Lot: 30 x 135 Feet Irreg: Dir/Cross St: Danforth & Warden		Front On: W Acre: Rms: 5 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt				
MLS#: E3450582		Contract Date: 3/30/2016		Possession: 30-60-90 Tba			
Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:		Exterior: Alum Siding Drive: Front Yard Garage: None / 0.0 Park Spaces: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Garden Shed			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 13.25	Hardwood Floor	Large Window	W/O To Porch
2	Kitchen	Main	12.82	x 10.99	Hardwood Floor	Renovated	O/Looks Backyard
3	Dining	Main	12.82	x 10.00	Hardwood Floor	Open Concept	W/O To Garden
4	Master	2nd	12.23	x 12.66	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	12.40	x 6.92	Hardwood Floor	Large Window	Closet
6	3rd Br	2nd	9.68	x 10.17	Hardwood Floor	Large Window	Closet
7	Laundry	Bsmt	8.66	x 9.58	Tile Floor	Walk-Out	3 Pc Bath
8	Family	Bsmt	14.24	x 8.23	Hardwood Floor		
Client Remks: Simply Perfect! This 3+1 Bdrm Detached Beauty Backs Onto A Quiet, Private Park & Boasts A Stunning Landscaped Backyard Oasis In The In-Demand Birchcliffe Family Neighbourhood! Pride Of Ownership Is Everywhere! A Modern, Open-Concept Entertainer's Kitchen With W/O To Deck. Original Touches & Charm Are Peppared Throughout This Lovingly Updated Home. The Finished Bsmt Even Has A Sep Entrance & Heated Flrs In The 2nd Bthrm. Nothing Needs To Be Done! Just Move In! Extras: ***O.P.E.N H.O.U.S.E Sat Apr 2 & Sun April 3, 2-5Pm*** This Is One Of Those Houses You Fall In Love With On A Very Large Lot! Includes Fridge, Stove, Dishwasher, Washer/Dryer.							
Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY, BROKERAGE Ph: 416-465-4545							



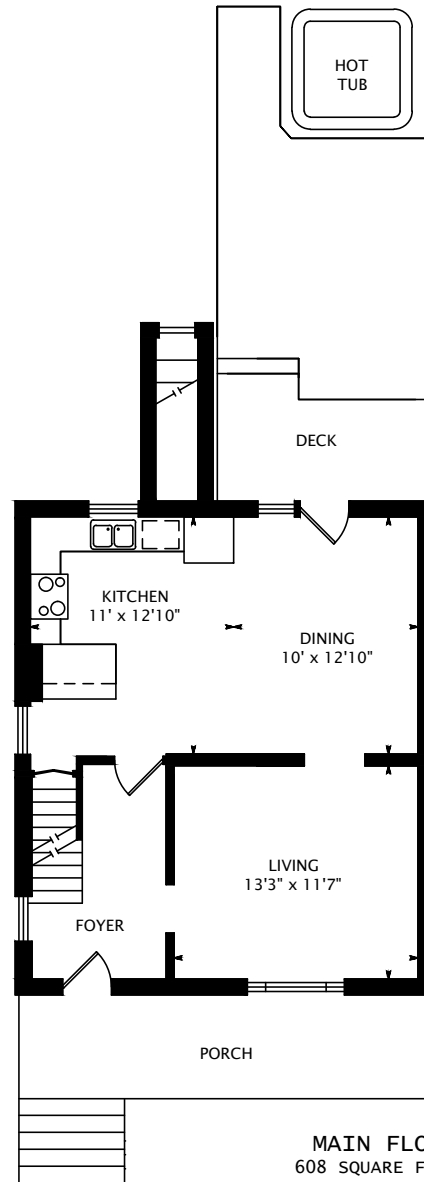
The **WEIR** Team
 Real Estate, Refined.



SECOND FLOOR
608 SQUARE FEET



LOWER FLOOR
564 SQUARE FEET



MAIN FLOOR
608 SQUARE FEET

1216 SQUARE FEET
+ 564 SQUARE FEET BELOW GRADE

Cameron Weir, Sales Representative (416) 578-5400 Cameron@TheWeirTeam.ca

Scott Hanton, Broker (416) 887-2530 Scott@TheWeirTeam.ca

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533
www.TheWeirTeam.ca



Date	Contractor	Service
Sept. 4, 2002	Window Masters - (416) 510-1400	Windows
June 26, 2002	Miratan Masonry & Home Improvements - 416-461-0504	Chimney Repair
July 4, 2002	Falstaff Electrical Services - (416) 663-8128	100 Amp/Relocate Hydro Meter,
October 3, 2003	Aire One - 416-460-5300	Outside Plug, Kitchen Fan & Plug,
May 27, 2003	Alfa General Construction - 416-698-2984	Dryer Plug
June 11, 2003	Home Depot	New Lernox Furnace
March 3, 2003	Falstaff Electrical Services - (416) 663-8128	Rebuilt Brick Retaining Wall on S. Side
June 1, 2003	Rob Murphy (Jacquie & Mike's Friend)	Material for Deck
July 25, 2006	Metro Wide Paving - Joe Zappa - cell: 416-605-8776	New Light & switch by back door &
August 17, 2006	Avenue Road Roofing - 416-785-5129	Fridge plug - Replace bathroom fan
March 9, 2008	CAN DO Fence (416-630-3325)	Retaining Steel Support in Backyard
July 1, 2008	Home Depot/Rona (Supplies for Fence)	S. side
Sept/Oct 2009	Chandler Renovations	Double Driveway, Walkway & Curb
August 1, 2010	Home Star Heating	New Roof
August 1, 2010	LAD Electrical (Steve - 416-618-2127)	Fence Posts
October 1, 2010	Home Depot Purchase and Installation	Supplies for fence
February 1, 2011	Maple Group	Lintle, Beam, Copper Plumbing
July 16, 2011	Anta Plumbing	Gas Water Heater
August 1, 2011	Martin Young & Co.	Hot Tub Hook Up
December 13, 2012	www.scotstonecontracting.com	Front Door
May 1, 2013	RONA	Bathroom Counter
March 25, 2014	Nu Site Contractors	Water Supply Line to house
August 19, 2014	Neras Enterprises Nick - (905) 424-1133	Basement Renos
		Chimney Repair
		Porch Repairs (Paint & Railings)
		Sump Pump & Drain
		Kitchen Counter

*Ducts cleaned - October 2011

