

Prepared by JOHN STEVENSON, Salesperson & LIZ STEVENSON, Salesperson
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

3031 Bloor St. W., Toronto, ON M8X1C5

416-233-8657

9/23/2007 10:57:42 AM



18 Belgrove Dr **\$1,098,000 For Sale**
 Toronto, Ontario M9B1S3 W08 113-5-P
 Plan 3819 Lot 14
 SPIS: **Taxes: \$3,309.03/2007**
Last Status: New

Detached **Fronting On: N** **Rooms: 7**
 1 1/2 Storey **Acreeage:** **Bedrooms: 4**
Dir/Cross St: Burnhamthorpe/Shaver **Washrooms: 4**
Lot: 50X160 Feet **Irreg:** **1x2, 1x3, 2x4**

MLS#: W1226506 **Seller:** Lynn Santos **Contact After Exp:** N **Occup:** Owner
Open House: 9/22/2007 **From:** 2:00 **To:** 4:00 **DOM:** 3 **Holdover:** 60 **Possession:** End Of Jan 08
Open House Notes: & Sun 2-4Pm **PIN#:**

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Gas
 Forced Air
CAC: Y
Apx Age: 0-5
Apx Sqft:
Assessment:

Exterior: Stone
 Stucco/Plaster
Drive: Pvt Double
GarType/Spaces: Built-In/2
Parking Spaces: 4
UFFI:
Pool: None
 Level
 Park
 Public Transit

Zoning: Residential
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewers: Sewers
Spec Desig: Unknown
Farm/Agr:

# Room	Level	Dimensions (ft)			
1 Foyer	Ground	11.94 x 8.50	Ceramic Floor		
2 Living	Ground	19.46 x 12.60	Hardwood Floor	Bay Window	Crown Moulding
3 Dining	Ground	15.81 x 12.60	Hardwood Floor	Cathedral Ceiling	
4 Kitchen	Ground	20.14 x 14.07	Ceramic Floor	Centre Island	B/I Appliances
5 Breakfast	Ground	15.22 x 6.00	Ceramic Floor	B/I Desk	W/O To Deck
6 3rd Br	Ground	15.06 x 12.96	Hardwood Floor	W/I Closet	
7 4th Br	Ground	11.38 x 9.88	Hardwood Floor	Closet	
8 Master	2nd	23.69 x 12.43	Hardwood Floor	W/I Closet	4 Pc Ensuite
9 2nd Br	2nd	19.36 x 10.66	Hardwood Floor	Combined W/Sitting	4 Pc Ensuite

Distinctively Designed Residence In Burnhamthorpe Grdns Nestled Amongst Million \$ Homes. Gorgeous Gourmet Cherry & Stainless Kitchen. Baths With Granite & Tasteful Design. Soaring Ceilings & Rich Hardwood Abound. Add A Pool-Sized Yard And This Property Exceeds Expectations.
 Wdw Cvg*Elf*S/S Appl:Frdg, Gas Range Top, B/I Dw+Mw+Oven, Range Hood*Wshr*Dyr*Hi-Eff Gb&E*Cac*R/I Cvac*Sec Sys*Gdo+2 Rmt*Wired Fr 3 Sur Sys*Grnte Cntrs*Oak Hdwd*Hi Bb*200Amps*Excl:15 Ss Spkrs, Lr Tv+Mt, Fyr Mirror, 2Br Elf, Bsmt Frdg, Kit Martinis Showings Start Sept 21 After A.O.H. Offers Reviewed Sept 27. Boulevard H.I. & 2005 Survey Available. Tankless Wtr Htr Owned. Attach Sched. B & Disclosures. B/D Or C/C Please***Pleasure To Show***

Mortgage	Other Encumbrances
Amt: \$0 Int%:	Amt: Int%
Payment:	Payment: Incl:
Freq: Maturity Date:	Freq: Maturity Date:
Lender:	Lender:

Treat As Clear As Per Seller

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE 416-236-1871 Fax: 416-236-5493
 3031 Bloor St. W., Toronto M8X1C5
 LIZ STEVENSON, Salesperson 416-233-8657
 JOHN STEVENSON, Salesperson 416-845-8657 **Appts:** 416-236-1871
Contract Date: 9/20/2007 **Condition:** **Ad:** N
Expiry Date: 12/20/2007 **Cond Expiry:** **Escape:**
Last Update: 9/22/2007 **CB Comm:** 2.5% **Original \$:** \$1,098,000

View Photos, Virtual Tour and Floor Plans at...

www.18Belgrove.com