


APL
M LEBOVIC (905) 882-8725

	39 Bovair Tr Aurora, Ontario L4G7C8 York Bayview Southeast Plan 65M2655 Lot 14 SPIS: N 338-28-F	\$2,300,000 For Sale Taxes: \$18,000/2011 Last Status: New
	Detached 2-Storey Dir/Cross St: Leslie/Bloomington Lot: 216.24X403.47 Feet Irreg: Irreg	Fronting On: S Acreage: Rooms: 11+4 Bedrooms: 5+1 Washrooms: 7 1x8, 3x4, 1x3, 2x2

MLS#: N2248392	Seller: Michael Lebovic And Marie F. Lebovic	Contact After Exp: N	Occup: Owner
Open House:	From: To:	DOM: 60	Holdover: 0
Open House Notes:			Possession: /Tba PIN#:

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Central Vac: Heat: Gas Forced Air A/C: Central Air Apx Age: Apx Sqft: 5000+ Assessment: Addl Mo Fee: Elev/Lift: Laundry Lev: Phys Hdcap-Equip:	Exterior: Stone Drive: Private GarType/Spaces: Attached/6 Parking Spaces: 12 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewers: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:
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#	Room	Level	Dimensions (m)			
1	Living	Ground	7.10 x 4.50	Hardwood Floor	Gas Fireplace	Crown Moulding
2	Dining	Ground	8.20 x 4.47	Hardwood Floor	Skylight	French Doors
3	Family	Ground	6.00 x 5.44	Hardwood Floor	Brick Fireplace	W/O To Deck
4	Kitchen	Ground	8.20 x 4.70	Hardwood Floor	Eat-In Kitchen	W/O To Deck
5	Library	Ground	5.23 x 3.93	Hardwood Floor	B/I Bookcase	Pot Lights
6	Laundry	Ground	5.70 x 2.70	Ceramic Floor	W/O To Yard	W/O To Deck
7	Master	2nd	7.10 x 4.60	Hardwood Floor	Crown Moulding	W/I Closet
8	2nd Br	2nd	8.20 x 3.90	Broadloom	4 Pc Ensuite	His/Hers Closets
9	3rd Br	2nd	4.76 x 3.58	Broadloom	4 Pc Ensuite	Large Closet
10	4th Br	2nd	4.10 x 3.90	Broadloom	4 Pc Ensuite	W/O To Balcony
11	5th Br	2nd	3.54 x 2.64	Broadloom		
12	Rec	Bsmt	9.00 x 8.75	Broadloom	W/O To Yard	

Remarks For Clients: Ravine!Ravine!Ravine!Large Tudor Style Chateau Inspired Estate On 2+ Acres In Prestigious Summit Trail Estates On Leslie/Bloomington!Quiet Court Location!Grand 2 Storey Foyer!6 Car Garage!2 Storey Eat-In Breakfast!Finished Full Walk-Out Lower Level With Multiple Exits!

Extras: Brick And Stone Construction On Front & Back Of House!6 Car Garage-Insulated And Heated!Cathedral Foyer!Cathedral Dining Room!Sunny South Backyard!Service Stairs To Bsmnt!Full Walk-Out Lower Level.

Remarks for Brokerages: : 24-48 Notice For Showings A Must!Listing Agent Must Be Present For All Showings.

Mortgage Comments:

ALAN NEWTON REAL ESTATE LTD., BROKERAGE 905-764-7200 Fax: 905-764-2518
 370 Steeles Ave.W.Ste.103, Thornhill L4J6X1
 ROLAND KOGAN, Broker 416-809-6197

Contract Date: 12/1/2011	Condition:	Appts:
Expiry Date: 2/1/2012	Cond Expiry:	Ad: N
Last Update: 12/2/2011	CB Comm: 3.5%-\$100	Escape:
		Original \$: \$2,300,000

**APL
NO NAME FOUND**



318 John St 116 **\$325,000 For Sale**
Markham, Ontario L3T0B1 York Aileen-Willowbrook **Taxes: \$1,670/2011**
SPIS: N 355-24-Y **Last Status: Pc**

Condo Townhouse	#Shares%:	Rooms: 6
Stacked Townhse	Locker#:	Bedrooms: 2+1
Dir/Cross St: John St/Bayview Ave	Level: 1	Washrooms: 2
Corp#: YRSC/1189	Unit#: 18	1x4xMain, 1x4xMain
Zoning:		
Property Mgmt: Time Property Management		

MLS#: N2227724 **Seller:** 2204309 Ontario Inc. **Contact After Exp:** N **Occup:** Vacant
Open House: **From:** **To:** **DOM:** 97 **Holdover:** 90 **Possession:** 30/60Days/Tba
Open House Notes: **PIN#:**
Bldg Name: **Status Cert:** N

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Gas Forced Air Apx Age: 0-5 Apx Sqft: 800-899 Sqft Source: Builder Plan Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Equip: N	Pets Perm: Restrict Locker: Exclusive Maint: \$211.28 A/C: Central Air UFFI: Central Vac: N Elev/Lift: N Retirement: N Taxes Incl: N Water Incl: N Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Insur Incl: Y Prkg Incl: Y Comm Elem Inc: Y Energy Cert: Cert Level: GreenPIS:	Balcony: Terr Ens Lndry: Y Lndry Lev: Main Exterior: Brick Gar/Park Sp: Undergrnd/1 Park/Drive: Undergrnd Park Type: Owned/ Park Spcs: 1 Park \$/Mo: Prk Lgl Dsc: #105 Bldg Amen:
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# Room	Level	Dimensions (m)		
1 Living	Main	x	Combined W/Dining	Hardwood Floor
2 Dining	Main	x	Combined W/Living	Hardwood Floor
3 Kitchen	Main	x	Open Concept	Stainless Steel Appl
4 Br	Main	x	Hardwood Floor	Closet
5 Master	Main	x	Hardwood Floor	4 Pc Ensuite

Remarks For Clients: **1 Dare You To Get A Lower Price For A New 2 Bed/2 Bath In Markham's Aileen-Willowbrook Community**
 Daffodil Model Of Bayview Villas By Times Group. Kitchen With Stainless Steel, Granite Countertop, Ceramic Backsplash. Washroom With Granite Sinks, Dual Flush Toilets. 2 Huge Bedrooms With Ample Closet Space. Huge Terrace. Hi Efficiency Heating And Cooling System With Separate Meters For Hydro, Water And Gas. See Floorplan.
Extras: Stainless Steel Fridge, Stove, Dishwasher, Washer, Dryer, Hi Efficiency Heating/Cooling System. Walk Across Street To Wynn Fitness Centre, Food Basic Grocery And Mall. Public Transit At Your Door Step.
Remarks for Brokerages: Vacant, Lockbox Easy To Show. Attach Sched B. Offers Must Be Emailed To Randy@Condoinvest.Ca Please Email All Enquires, No Phone Calls Email Gets Quicker Response. All Measurements From Builder Brochure.


Mortgage Comments:
 CENTURY 21 GREEN REALTY INC., BROKERAGE 905-565-9565 **Fax:** 905-565-9522
 151 Superior Blvd Unit 19-21, Mississauga L5T2L1
 RANDY RAMADHIN, Broker 416-744-1366

Contract Date: 10/25/2011	Condition:	Appts: 905-565-9565
Expiry Date: 2/1/2012	Cond Expiry:	Ad: Y
Last Update: 1/7/2012	CB Comm: 2.5% +Hst	Escape:
		Original \$: \$349,000


APL
SEE BELOW

	6 Mumberson Crt Markham, Ontario L6C1Y4 York Cachet Plan 65M3509 Lot 3 SPIS: N 350-29-T	\$1,199,000 For Sale Taxes: \$6,014.25/2011 Last Status: New																																																						
	Detached 2-Storey Dir/Cross St: W.Warden/N.16th Lot: 59.06X141.04 Feet Irreg: As Per Survey	Fronting On: W Acreage: Rooms: 8 Bedrooms: 4 Washrooms: 4 2x5, 1x4, 1x2																																																						
MLS#: N2231274 Seller: Xie, Zhuo Ming (905) 887-8226 Contact After Exp: N Occup: Vacant Open House: From: To: DOM: 90 Holdover: 90 Possession: Immed/Tba Open House Notes: PIN#:																																																								
Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Central Vac: Y Heat: Gas Forced Air A/C: Central Air Apx Age: Apx Sqft: Assessment: Addl Mo Fee: Elev/Lift: Laundry Lev: Phys Hdcap-Equip:	Exterior: Brick Drive: Private GarType/Spaces: Attached/3 Parking Spaces: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS:	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:																																																						
<table border="1"> <thead> <tr> <th># Room</th> <th>Level</th> <th>Dimensions (m)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1 Living</td> <td>Ground</td> <td>6.00 x 3.41</td> <td>Hardwood Floor</td> <td>Crown Moulding</td> <td></td> </tr> <tr> <td>2 Dining</td> <td>Ground</td> <td>4.01 x 3.46</td> <td>Hardwood Floor</td> <td>Bay Window</td> <td></td> </tr> <tr> <td>3 Kitchen</td> <td>Ground</td> <td>6.70 x 4.11</td> <td>Ceramic Floor</td> <td>W/O To Patio</td> <td>Eat-In Kitchen</td> </tr> <tr> <td>4 Family</td> <td>Ground</td> <td>5.69 x 3.41</td> <td>Hardwood Floor</td> <td>Gas Fireplace</td> <td></td> </tr> <tr> <td>5 Master</td> <td>2nd</td> <td>7.05 x 3.36</td> <td>Broadloom</td> <td>5 Pc Ensuite</td> <td>W/I Closet</td> </tr> <tr> <td>6 2nd Br</td> <td>2nd</td> <td>4.32 x 3.63</td> <td>Hardwood Floor</td> <td>4 Pc Ensuite</td> <td>W/I Closet</td> </tr> <tr> <td>7 3rd Br</td> <td>2nd</td> <td>5.39 x 3.53</td> <td>Broadloom</td> <td>Semi Ensuite</td> <td>W/I Closet</td> </tr> <tr> <td>8 4th Br</td> <td>2nd</td> <td>4.25 x 3.54</td> <td>Broadloom</td> <td>Semi Ensuite</td> <td>Closet</td> </tr> </tbody> </table>	# Room	Level	Dimensions (m)				1 Living	Ground	6.00 x 3.41	Hardwood Floor	Crown Moulding		2 Dining	Ground	4.01 x 3.46	Hardwood Floor	Bay Window		3 Kitchen	Ground	6.70 x 4.11	Ceramic Floor	W/O To Patio	Eat-In Kitchen	4 Family	Ground	5.69 x 3.41	Hardwood Floor	Gas Fireplace		5 Master	2nd	7.05 x 3.36	Broadloom	5 Pc Ensuite	W/I Closet	6 2nd Br	2nd	4.32 x 3.63	Hardwood Floor	4 Pc Ensuite	W/I Closet	7 3rd Br	2nd	5.39 x 3.53	Broadloom	Semi Ensuite	W/I Closet	8 4th Br	2nd	4.25 x 3.54	Broadloom	Semi Ensuite	Closet	Remarks For Clients: *Ideal Area For Families And Professionals*9' Ceiling In Main*California Shutters*Indoor Access To Gar*Double Door Entrance*Interlock Sideway+Driveway*R/I 3Pc In Bsmt*Fully Fenced Yard*Original Owner*Sprinkler System In Ground*Easy Access To Hwy404/407 Extras: All Existings:Elfs,Window Coverings,Brdlm W/L,Fridge,Stove,Washer,Dryer,B/I Dishwasher,Gb&E,Hwt(R),Cvac,Cac,Power Humidifier,Water Softener,Sprinkler System,Heavy Duty Exh Fan,Auto Garage Door Opener+Remote Remarks for Brokerages: All Offer By Fax. Please Allow 2 Banking Days Irrevocable As Per Vendor.	
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Mortgage Comments: Treat As Clear																																																								
RE/MAX REALTRON REALTY INC., BROKERAGE 905-470-9800 Fax: 905-470-7770 7800 Woodbine Avenue, Markham L3R2N7 PETER KWAN, Broker 905-470-9800																																																								
Contract Date: 11/1/2011 Condition: Expiry Date: 2/1/2012 Cond Expiry: Last Update: 1/21/2012 CB Comm: 2.5%	Appts: 416-431-9200 Ad: N Escape: Original \$: \$1,199,000																																																							

APL
NO NAME FOUND

	62 Suncrest Blvd 110		\$318,000 For Sale			
	Markham, Ontario L3T7Y6 York Commerce Valley		Taxes:	\$2,521.28/2011		
SPIS: N 355-24-W		Last Status:	New			
Condo Apt	#Shares%:	Rooms:	6			
Apartment	Locker#: B211	Bedrooms:	2+1			
Dir/Cross St: Bayview/Hwy7	Level: 1	Washrooms:	2			
Corp#: YRCC/1006	Unit#: 9		1x3, 1x4			
Zoning:						
Property Mgmt: Times Group						
MLS#: N2231105	Seller: Yip, Carmen Kwan Yee & Chan, Po Wan		Contact After Exp: N	Occup: Vacant		
Open House:	From:	To:	DOM: 90	Holdover: 180		
Open House Notes:				Possession: Immed/ Tba		
Bldg Name:				PIN#:		
				Status Cert: N		
Kitchens: 1	Pets Perm: Restrict	Balcony: Open				
Fam Rm: N	Locker: Owned	Ens Lndry: Y	Lndry Lev:			
Basement: None	Maint: \$619.92	Exterior: Concrete				
Fireplace/Stv: N	A/C: Central Air	Gar/Park Sp: Undergrnd/1				
Heat: Gas	UFFI:	Park/Drive: Undergrnd				
Forced Air	Central Vac:	Park Type: Exclusive/				
Apx Age:	Elev/Lift:	Park Spcs: 1				
Apx Sqft: 1000-1199	Retirement:	Park \$/Mo:				
Sqft Source: Floor Plan	Taxes Incl: N	Prk Lgl Dsc: P2 -126				
Exposure: Ne	Water Incl: Y	Bldg Amen:				
Assessment:	Heat Incl: Y					
Spec Desig: Unknown	Cable TV Incl: N					
Phys Hdcap-Equip:	Bldg Insur Incl: Y					
	Comm Elem Inc: Y					
	Cert Level:					
	GreenPIS:					
# Room	Level	Dimensions (m)				
1 Living	Flat	8.46 x	3.83	Hardwood Floor	Combined W/Dining	W/O To Yard
2 Dining	Flat	8.46 x	3.83	Hardwood Floor	Combined W/Living	
3 Kitchen	Flat	3.86 x	2.87	Ceramic Floor	Track Lights	
4 Master	Flat	4.14 x	3.35	Hardwood Floor	3 Pc Ensuite	B/I Closet
5 2nd Br	Flat	3.91 x	2.64	Hardwood Floor	B/I Closet	
6 Den	Flat	3.15 x	3.04	Hardwood Floor	B/I Closet	
Remarks For Clients: "Thornhill Towner" Courner Unit, 10' Ceiling, Upgraded Hardwood Flr, Granite Kitchen Counter, 2Bdroom Plus Den (Can Be 3rd Bdrm), Approx 1193 Sq. (As Per Builder's Plan) All Upgraded Stainless Steel Appliances, W/O To Private Yard, 24 Hrs Gatehouse And Lobby Security, Indoor Swimming Pool, Sauna, Close To All Amenities, Step To Viva, 407/404/Shops						
Extras: All Elfs, Stainless Steel Fridge, Stove, B/I Dishwasher And Washer, Dryer, Sakura Kit Exhaust Hood, All Window Coverings, 1 Parking, 1 Locker						
Remarks for Brokerages: Please Attach Scheudle B, Deposit Must Be Certified, Ez Showing.						
Mortgage Comments:						
CONNECTION ELITE REALTY INC., BROKERAGE 905-948-1890 Fax: 905-948-1891						
8901 Woodbine Ave #207, Markham L3R9Y4						
FENG-YUAN CHUANG, Broker of Record 905-948-1890						
Contract Date: 11/1/2011	Condition:	Appts:				
Expiry Date: 2/1/2012	Cond Expiry:	Ad: Y				
Last Update: 11/1/2011	CB Comm: 2.25% - \$180.00 Mkt Fee	Escape:				
		Original \$: \$318,000				

APL
SEE BELOW

	24 Pico Cres	\$719,000 For Sale
	Vaughan, Ontario L4J8P4 York Beverley Glen Lot 7 Plan 65M3406 SPIS: N 354-18-W	Taxes: \$5,764.10/2011 Last Status: Pc
Detached 2-Storey Dir/Cross St: Bathurst/Worth Lot: 28.9X109.02 Feet	Fronting On: W Acreage: Irreg: Pie Shaped Irregular,81Ft Rear/132Ft N.	Rooms: 9 Bedrooms: 5 Washrooms: 5 1x2xMain, 1x5x2nd, 2x4x2nd, 1x3xBsmt

MLS#: N2231106 **Seller:** Philip John Harper And Cheryl Anne Larkin(905) 763-8305 **Contact After Exp:** N **Occup:** Owner

Open House: **From:** **To:** **DOM:** 90 **Holdover:** 90 **Possession:** 90 Days/Tba
Open House Notes: **PIN#:**

Kitchens: 2 Fam Rm: Y Basement: Part Fin W/O Fireplace/Stv: Y Central Vac: Y Heat: Gas Forced Air A/C: Central Air Apx Age: Apx Sqft: 2500-3000	Exterior: Brick Drive: Private GarType/Spaces: Attached/2 Parking Spaces: 4 UFFI: Pool: None Park Place Of Worship School Energy Cert: Cert Level: GreenPIS:	Zoning: Cable TV: Gas: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:
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#	Room	Level	Dimensions (m)			
1	Living	Main	4.57 x 3.35	Hardwood Floor	Formal Rm	Open Concept
2	Dining	Main	3.35 x 4.27	Hardwood Floor	Formal Rm	Picture Window
3	Kitchen	Main	3.35 x 3.35	Ceramic Floor	Pantry	Stainless Steel Appl
4	Breakfast	Main	3.35 x 3.05	Ceramic Floor	W/O To Deck	Family Size Kitchen
5	Family	Main	5.67 x 3.66	Hardwood Floor	Fireplace	Open Concept
6	Master	2nd	5.18 x 3.72	Broadloom	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	3.35 x 3.35	Broadloom	Closet	Picture Window
8	3rd Br	2nd	5.00 x 3.66	Broadloom	Vaulted Ceiling	Ensuite Bath
9	4th Br	2nd	3.54 x 3.05	Broadloom	Closet	Window
10	5th Br	2nd	3.54 x 2.74	Broadloom	Closet	Window
11	Rec	Bsmt	7.62 x 6.09	L-Shaped Room	Fireplace	Walk-Out

Remarks For Clients: Live In Westmount!! Fabulous 5 Bedroom + 5 Bath Home On The Largest Pie Shaped Lot On Street! Backing Onto Park And Greenbelt!! Gleaming Hardwood Floors On The Open Concept First Floor. Family Sized Kitchen With Lots Of Extra Pantry Space And Stainless Steel Appliances Master Bed. With 5 Pc Ensuite And W/I Closet. 4th Bedroom W/Ensuite. Bsmt Is Ready For Your Imagination!The Basement Is Approx.3/4 Finished With A Bath, Fireplace, 2nd Kit. And Walk Out.

Extras: Fridge Stove, Built In Dishwasher, Washer, Dryer, All Electric Light Fixtures (Exclude Dining Room), All Window Coverings, All Broadloom Where Laid, Cac And Cv System. Egdo And Remotes. New Garage Doors (2011). (Exclude Wall Mount Tv)


Remarks for Brokerages: Show With Confidence. Approx. 2827 Square Feet Fabulous, Spacious Layout. W/O To Garage. Main Fl. Laundry. Agency And Representatives Do Not Warrant Retrofit Status Of Basement Apartment. Please Attach Schedule B To All Offers. Offers Welcome Anytime! Thank You For Showing!

Mortgage Comments:

RE/MAX REALTRON REALTY INC., BROKERAGE 905-764-6000 **Fax:** 905-764-1865
7646 Yonge Street, Thornhill L4J1V9
HERSH LITVACK, Salesperson 905-764-6000
EVELYN A. JAMES, Salesperson 905-764-6000

Contract Date: 11/1/2011 **Condition:** **Appts:**
Expiry Date: 2/1/2012 **Cond Expiry:** **Ad:** Y
Last Update: 1/25/2012 **CB Comm:** 2.5% - \$180.00 **Escape:**
Original \$: \$749,000

**APL
SEE BELOW**

	146 Macarthur Dr	\$1,229,800 For Sale
	Vaughan, Ontario L4J8J6 York Beverley Glen Plan 65M 3959, Lot 8 SPIS: N - -	Taxes: \$8,401.32/2010 Last Status: New

MLS#: N2232572	Seller: Klara Baibachaev & Edik Baibachaev (905) 597-2224	Contact After Exp: N	Occup: Owner
Open House:	From: To:	DOM: 90	Holdover: 90
Open House Notes:			Possession: T.B.A. PIN#:

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Stone	Cable TV:
Basement: Full	Drive: Private	Gas:
Fireplace/Stv: Y Central Vac:	GarType/Spaces: Built-In/2	Water: Municipal
Heat: Gas	Parking Spaces: 6	Water Supply:
Forced Air	UFFI:	Sewers: Sewers
A/C: Central Air	Pool: None	Spec Desig: Unknown
Apx Age:	Energy Cert:	Farm/Agr:
Apx Sqft:	Cert Level:	Waterfront:
Assessment:	GreenPIS:	Retirement:
Addl Mo Fee:		
Elev/Lift: Laundry Lev:		
Phys Hdcap-Equip:		

#	Room	Level	Dimensions (m)			
1	Living	Main	8.41 x 3.66	Combined W/Dining	Hardwood Floor	Open Concept
2	Dining	Main	8.41 x 3.66	Combined W/Living	Hardwood Floor	Open Concept
3	Family	Main	5.46 x 4.27	Gas Fireplace	Hardwood Floor	Open Concept
4	Library	Main	4.57 x 3.75	Formal Rm	Hardwood Floor	French Doors
5	Kitchen	Main	4.57 x 3.81	Centre Island	Ceramic Floor	Granite Counter
6	Breakfast	Main	4.57 x 3.81	Combined W/Kitchen	Ceramic Floor	W/O To Yard
7	Master	2nd	6.35 x 2.18	W/I Closet	Hardwood Floor	6 Pc Ensuite
8	2nd Br	2nd	5.48 x 4.15	Double Closet	Hardwood Floor	Semi Ensuite
9	3rd Br	2nd	4.45 x 3.67	W/I Closet	Hardwood Floor	4 Pc Ensuite
10	4th Br	2nd	4.39 x 3.67	Double Closet	Hardwood Floor	Semi Ensuite

Remarks For Clients: Gorgeous 4226 Sf Home In Most Prestigious & Desirable Westmount/Wilshire Area! This Fantastic House Boasts Dramatic 2 Storey Entry W/Travertine Flrs, 9' Smooth Ceiling In Both Lvl's, Hrdwd Flrs T/Out, 2nd Flr Laundry, Crown Mouldings, Wainscotting, Potlights, Iron Pickets, Granite Counters & Stone Backsplash In Kit, Marble Counters In Master Bdrm, 8 Ft Drs On Both Lvl's. Driveway Fits 6 Cars.

Extras: Top Of The Line Appl's: Amana Fridge, S/S Gas Stove, S/S B/I Dishwasher, Bosch Washer & Dryer, All Elf's, All Window Coverings, Cac, Cvac, 40 Pot Lights, B/I Cabinets In 2nd Fl. Hallway, R/I Alarm, R/I Intercom, 8.5' Ceil In Bsmt, 8Ft Drs.

Remarks for Brokerages: Highly Desirable Location! Flexible Closing! Showing & Offers Anytime! Attach Schedule 'B' To All Offers. Buyer And Buyer's Agent To Verify All Measurements. Note Commissions!!!!

Mortgage Comments:

SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE 416-739-7200 Fax: 416-739-9367
1881 Steeles Ave. W., Toronto M3H5Y4
ZHANNA JUREVICH, Salesperson 416-739-7200

Contract Date: 11/1/2011	Condition:	Appts:
Expiry Date: 2/1/2012	Cond Expiry:	Ad: Y
Last Update: 11/2/2011	CB Comm: 2.5%	Escape:
		Original \$: \$1,229,800

APL

G Tersigni (905) 417-4552, (905) 850-5679, (905) 893-3700



78 Green Manor Cres		\$1,299,000
Vaughan, Ontario L4L9R7 York East Woodbridge		For Sale
Plan 65M3585 Lot 18		Taxes: \$6,885.42/2011
SPIS: N 348-11-U		Last Status: New

Detached	Fronting On: N	Rooms: 8
2-Storey	Acreage:	Bedrooms: 4
Dir/Cross St: Weston/Rutherford		Washrooms: 4
Lot: 60.46X131.23 Feet	Irreg:	3x4, 1x2

MLS#: N2231890	Seller: Gianni Tersigni & Carmelina Tersigni	Contact After Exp: N	Occup: Owner
Open House:	From: To:	DOM: 90	Possession: 60/90 - Tba
Open House Notes:		Holdover: 120	PIN#:

Kitchens: 1
Fam Rm: Y
Basement: Full
Fireplace/Stv: Y **Central Vac:**
Heat: Gas
 Forced Air
A/C: Central Air
Apx Age:
Apx Sqft: 3000-3500
Assessment:
Addl Mo Fee:
Elev/Lift: **Laundry Lev:**
Phys Hdcap-Equip:

Exterior: Brick
 Stone
Drive: Private
GarType/Spaces: Built-In/3
Parking Spaces: 7
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:

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

# Room	Level	Dimensions (m)				
1 Dining	Main	7.74 x	3.39	Hardwood Floor		
2 Dining	Main	7.94 x	3.41	Hardwood Floor		
3 Family	Main	5.90 x	3.91	Hardwood Floor	Fireplace	
4 Kitchen	Main	3.03 x	3.37			
5 Breakfast	Main	3.00 x	3.91	W/O To Patio		
6 Master	2nd	6.88 x	3.91	Hardwood Floor	W/I Closet	4 Pc Ensuite
7 2nd Br	2nd	3.93 x	3.90	Hardwood Floor	4 Pc Ensuite	
8 3rd Br	2nd	3.41 x	4.59	Hardwood Floor	4 Pc Ensuite	
9 4th Br	2nd	5.48 x	3.65	Hardwood Floor		

Remarks For Clients: Weston Downs Beauty.. Dare To Compare This One.. Unbelievable Curb Appeal, One Of The Best Looking Homes In The Area Guaranteed, This Home Is Loaded With Upgrades, Stone Front, 3 Car Tandom Garage, Pot Lights In And Out, Hardwood T/O, Wrought Iron Stair Case, Crown Mouldings T/O. Over \$100 Thousand\$ Spent On Landscaping. Way Too Many Features To List Must Be Seen!!

Extras: Fridge (Sub Zero), Stove, Dishwasher, Microwave, Alarm System, Video Surveillance Cameras(Chandeliers To Be Negotiated).

Remarks for Brokerages: Exclude Washer And Dryer. 3 Hrs Notice For Showings!! Schedule B Attached To Accompany Offer.

Mortgage Comments:

ROYAL LEPAGE YOUR COMMUNITY REALTY, BROKERAGE 905-832-6656 Fax: 905-832-6918
 9411 Jane Street, Vaughan L6A4J3
 BRUNO VONO, Salesperson 905-832-6656

Contract Date: 11/1/2011	Condition:	Appts:
Expiry Date: 2/1/2012	Cond Expiry:	Ad: N
Last Update: 1/30/2012	CB Comm: 2.5%	Escape:
		Original \$: \$1,299,000

APL
NO NAME FOUND



58 Serene Way **\$799,000**
For Sale

Vaughan, Ontario L4J9A2 York Patterson
Lot 82 Plan G5M3650
SPIS: N 348-18-U **DOM:** 91 **Taxes:** \$4,546.06/2010 **Last Status:** Sus

Detached **Fronting On:** E **Rooms:** 9
2-Storey **Acreage:** **Bedrooms:** 4+1
Dir/Cross St: Bathurst/Hwy 7 **Washrooms:** 5
Lot: 13.2X33.16 Metres **Irreg:** 2x3, 1x5, 1x4, 1x2

MLS#: N1985962 **Seller:** Wu,Gang & Liu,Xiao Ping **Contact After Exp:** N **Holdover:** 120
PIN#: **Occupancy:** Owner

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y **Central Vac:**
Heat: Gas
Forced Air
A/C: Central Air
Apx Age:
Apx Sqft:
Assessment:
Addl Mo Fee:
Elev/Lift: **Laundry Lev:**
Phys Hdcap-Equip:

Exterior: Brick
Drive: Private
GarType/Spaces: Built-In/2
Parking Spaces: 4
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:

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

# Room	Level	Dimensions (m)				
1 Family	Main	5.79 x	4.57	Hardwood Floor	Pot Lights	Open Concept
2 Dining	Main	5.79 x	4.57	Hardwood Floor	Combined W/Living	Open Concept
3 Kitchen	Main	3.17 x	3.65	Granite Counter	Updated	
4 Breakfast	Main	4.14 x	3.05	Updated	Ceramic Floor	W/O To Yard
5 Office	Main	2.75 x	2.75	French Doors		
6 Master	2nd	4.14 x	5.48	Parquet Floor	4 Pc Ensuite	W/I Closet
7 2nd Br	2nd	3.90 x	3.96	Parquet Floor	Cathedral Ceiling	Semi Ensuite
8 3rd Br	2nd	3.35 x	3.35	Parquet Floor	Double Closet	Semi Ensuite
9 4th Br	2nd	4.57 x	3.47	Parquet Floor	3 Pc Ensuite	

Remarks For Clients: Upgraded Custom Built Home, You Have To See It To Believe It! 9' Ceiling & Hrdwd Flrs Thru-Out Main Flr, Maple Oak Staircase, Lots Of Pot Lights, Granite Kitchen Counter Tops, Double Door Foyer Entry, Ofc On Main Flr, Pool Size Lot! Fully Fenced Ss Fridge, Ss Stove, (Gas Cooktop Thermometer, Professional 5 Burner, B/I Dishwasher Ss)

Extras: Washer + Dryer Front Load, All Electric Light Fixtures And All Window Coverings, Speaker Surround Sound Built In, Best Schools In Neighborhood

Remarks for Brokerages: Thanks For Showing. Seller Is Motivated Try Your Best Offer. Buyer To Verify The Measurements. Seller And Agents Do Not Warrant The Retrofit Status Of The Basement.Please Certify Deposit Cheque.

Mortgage Comments:

List: AIMHOME REALTY INC., **BROKERAGE** 416-490-0880 **Fax:** 416-490-8850
RONG CHEN, Salesperson 416-490-0880
Co-Op: CB Comm: 2.25
Contract Date: 11/1/2010 **Sold Date:** **Leased Terms:**
Expiry Date: 2/1/2012 **Closing Date:** **Original Price:** \$799,000
Last Update: 1/31/2011