



## A Property for Your Consideration

For information about this property contact Eric Manherz today at Royal LePage Performance Realty!



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Eric Manherz  
Sales Representative

**Bedrooms:** 3      **Status:** Active      **MLS<sup>R</sup> #** H 622260      **List Price:** \$479,900  
**Bathrooms:** 3      **Taxes/Yr:** \$5,342 / 2005      **Lot:** Imp: 40.60 X 108.20  
**Dist/Neigh:** 7607 Centrepointe      **Munic:**  
**AvailLse:** No      **Relisted:**      **1st Refusal:** No      **PC:** K1G 5V9

### ROOM LEVELS AND DIMENSIONS

<b>LVGRM</b> Main	13.83 X 15.00	<b>MBED</b> 2nd Level	19.50 X 15.00	<b>Rm1:</b> Porch (Enclosed)	Main	11.00 X 4.33
<b>DINRM</b> Main	17.50 X 10.00	<b>BED2</b> 2nd Level	17.50 X 9.75	<b>Rm2:</b> Foyer	Main	15.50 X 8.58
<b>KITCH</b> Main	21.16 X 8.66	<b>BED3</b> 2nd Level	12.75 X 11.66	<b>Rm3:</b> Ensuite Bath 5 Pieces	2nd Level	12.66 X 7.50
<b>FAMRM</b> Main	17.17 X 12.00	<b>BED4</b> None		<b>Rm4:</b>		
<b>DEN</b> None		<b>LAUND</b> 2nd Level	5.42 X 7.66	<b>Rm5:</b>		
<b>FBATH</b> 2nd Level	9.00 X 7.42	<b>PBATH</b> Main		<b>Rm6:</b>		

### DESCRIPTION

<b>Style:</b> Detached	<b>Type:</b> 2 Storey	<b>Season:</b> No	<b>YB:</b> 1991/Approx	<b>ZN:</b> Residential	<b>BBG:</b> 0	<b>BAG:</b> 3
<b>Bldr:</b> Minto	<b>Model:</b> Donatello	<b>Remodel:</b> Addition	<b>EB:</b> 1	<b>BD:</b> 3	<b>TB:</b> 3	
<b>Poss Info:</b> Immediate	<b># of Days:</b>	<b>Date of Poss:</b>	<b>Occup:</b> Owner	<b>Irr:</b> N	<b>TotalPk:</b> 4	
<b>Retro:</b>	<b>LotSz:</b> Imp: 40.60 X 108.20	<b>#Gar:</b> 2	<b>#Cover:</b> 2	<b>Suitable for Disabled:</b>		N
<b>Acr/Hct:</b>	<b>Surv Yr:</b> 1990			<b>Exter:</b> Brick, Stone, Siding		
<b>NeighInf:</b> Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearb	<b>Site:</b> Deck, Fenced Yard, Fully Serviced, Natural Gas, Landscaped	<b>Parking:</b>		<b>Bsmnt:</b> Full		
<b>Const:</b> Poured Concrete	<b>Roof:</b> Asphalt Shingle	<b>Foundtn:</b> Poured Concrete		<b>RntEq:</b> Hot Water Tank		
<b>Flooring:</b> Hardwood, Carpet Wall to Wall, Marble				<b>Exclus:</b> Fridge, gas barbeque, mirror over fireplace		
<b>BsmDev:</b> Unfinished						
<b>Appl:</b> Cooktop, Dishwasher, Dryer, Hood Fan, Washer, Built/In Oven						
<b>Feat:</b> Window Blinds, Central/Built-In Vacuum, Electronic Air Cleaner, Alarm System						
<b>Restr:</b>						

### UTILITIES INFORMATION

<b>Heat:</b> Forced Air	<b>AC:</b> Central Air Conditioning	<b>Water:</b> Municipal	<b>Sewer:</b> Sewer Connected
<b>Fuel:</b> Gas (Natural)	<b>Finished FP:</b> 1	<b>Roughed-in FP:</b>	<b>FPFuel:</b> Gas

### FINANCIAL INFORMATION

<b>1st Mortg:</b>	<b>Lender:</b>	<b>Taxes/Yr:</b> \$5,342 / 2005	<b>Assmt/Yr:</b>
<b>Int Rate:</b>	<b>1st Assum w/Qual:</b> N	<b>Date Due:</b>	<b>Loc Impr:</b>
<b>Vendor Take Back:</b> N	<b>List Condit:</b> N		<b>Asso/Com:</b>

### DIRECTIONS / REMARKS

**Directions:** Baseline, south on Centrepointe, right on Dalecroft, left on Rosemeade

**Public Rmks:** Gracious living plus in this elegant Minto Donatello model. Built when quality building meant good solid construction. 3 huge bedrooms, recent upgrades include beautiful birch floors, granite counters, jennair cooktop, everything meticulous inside and out, shows better than new! Dramatic open concept boasts 16' ceilings in dining room, Huge master and ensuite!

### CONDITIONAL/SOLD INFORMATION

<b>FD:</b>	<b>SD:</b>	<b>SP:</b>
<b>PR:</b> 01/19/06	<b>CD:</b>	<b>DOM:</b>
<b>Sale Correct:</b>		<b>SRD:</b>