



## 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:** 5      **Status:** Active      **MLS<sup>R</sup> #** H 649481      **List Price:** \$629,000  
**Bathrooms:** 4      **Taxes/Yr:** \$5,940 / 2005      **Lot:** Imp: 57.04 X 121.16  
**Dist/Neigh:** 3609 Guildwood Estates      **Munic:**  
**AvailLse:** No      **Relisted:**      **1st Refusal:** No      **PC:** K1H 7B4

### ROOM LEVELS AND DIMENSIONS

<b>LVGRM</b> Main	18.00 X 12.00	<b>MBED</b> 2nd Level	16.60 X 12.00	<b>Rm1:</b> Solarium	Main	14.33 X 12.00
<b>DINRM</b> Main	15.80 X 10.16	<b>BED2</b> 2nd Level	12.00 X 10.00	<b>Rm2:</b> Bedroom	Lower Level	15.00 X 11.50
<b>KITCH</b> Main	19.00 X 13.00	<b>BED3</b> 2nd Level	13.25 X 9.75	<b>Rm3:</b> Recreation Room	Lower Level	30.00 X 19.00
<b>FAMRM</b> Main	12.00 X 12.00	<b>BED4</b> 2nd Level	13.16 X 10.00	<b>Rm4:</b> Ensuite Bath 4 Pieces	2nd Level	9.50 X 7.75
<b>DEN</b> Main	10.50 X 10.50	<b>LAUND</b> Main	18.00 X 6.00	<b>Rm5:</b> Full Bathroom	Lower Level	
<b>FBATH</b> 2nd Level	11.50 X 6.00	<b>PBATH</b> Main		<b>Rm6:</b>		

### DESCRIPTION

**Style:** Detached      **Type:** 2 Storey      **Season:** No      **YB:** 1970/Approx      **ZN:** Residential      **BBG:** 1      **BAG:** 4  
**Bldr:** Garand      **Model:**      **Remodel:** Completely      **EB:** 1      **BD:** 5      **TB:** 4  
**Poss Info:** TBA      **# of Days:**      **Date of Poss:**      **Occup:** Owner  
**Retro:**      **LotSz:** Imp: 57.04 X 121.16      **Irr:** Y  
**Acr/Hct:**      **Surv Yr:**      **#Gar:** 2      **#Cover:** 0      **TotalPk:** 6  
**Neigh/Inf:** Public Transit Nearby, Cable Available, Highspeed Available      **Parking:** 2 Garage Attached  
**Site:** Deck, Family Oriented, Fenced Yard, Inground Pool, Natural Gas, Park Setting, Treed Lot      **Suitable for Disabled:**  
**Const:**      **Roof:** Asphalt Shingle      **Exter:** Brick, Siding  
**Flooring:** Hardwood, Carpet W/W & Mixed      **Foundtn:** Poured Concrete      **Bsm:** Full  
**BsmDev:** Part Finished      **RntEq:** Hot water tank  
**Appl:** 2 Fridge, Dishwasher, Cooktop, Built/In Oven, Compactor, Dryer, Freezer, Microwave, Washer  
**Feat:** Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Drapes, Drapery Tracks, Electronic Air Cleaner, Wet Bar, Whirlpool Bath  
**Restr:**      **Exclus:** dining room chandelier, living room wall unit

### UTILITIES INFORMATION

**Heat:** Forced Air      **AC:** Central Air Conditioning      **Water:** Municipal      **Sewer:** Sewer Connected  
**Fuel:** Gas (Natural)      **Finished FP:** 1      **Roughed-in FP:**      **FPFuel:** Wood

### FINANCIAL INFORMATION

**1st Mortg:**      **Lender:**      **Taxes/Yr:** \$5,940 / 2005      **Assmt/Yr:**  
**Int Rate:**      **1st Assum w/Qual:** N      **Date Due:**      **Loc Impr:**  
**Vendor Take Back:** N      **List Condit:** N      **Asso/Com:** \$0

### DIRECTIONS / REMARKS

**Directions:** Alta Vista, east on Kilborn, right on Featherstone, left on Ferncroft

**Public Rmks:** Gorgeous Alta Vista home, spectacular lot. Stunning Open Concept Reno. Room for the Baby Grand and 80 or so of your favorite guests. Flows beautifully, Solarium, deck, expansive very private rear yard with gunnite inground pool. Oak floors, gourmet kitchen granite counters, all the gadgets - SubZero fridge, Double built in ovens, Jennair cooktop and more. Finished basement, walk to schools, private Oasis 10 mins from downtown!

### CONDITIONAL/SOLD INFORMATION

**FD:**      **SD:**      **SP:**  
**PR:** 11/08/06      **CD:**      **DOM:**  
**Sale Correct:**      **SRD:**