



Prepared by TERESA E. LORUSSO, Salesperson
SUTTON GROUP-SUMMIT REALTY INC., BROKERAGE
 1100 Burnhamthorpe Rd.W. #27, Mississauga, ON L5C4G4
 905-897-9555
 7/31/2009 4:08:05 PM

	30 Third St		Sold: \$378,000
	Toronto, Ontario M8V2X8 W06 118-8-V		List: \$379,900
Orig Price: \$379,900		Taxes: \$2,139.91/2005	99 % List
SPIS:		DOM: 1	Contract: 9/6/2005
Sold: 9/7/2005			
Detached		Fronting On: W	Rooms: 6+2
1 1/2 Storey		Acreage:	Bedrooms: 2
Dir/Cross St: South Of Lake Shore		Washrooms: 2	
Lot: 25X123 Feet		1x4, 1x2	
Lot Irreg:			
MLS#: W747664		PIN#:	
Kitchens: 1	Exterior: Alum Siding	Zoning:	
Fam Rm: N	Stone	Cable TV:	Hydro:
Basement: Finished	Drive: Private	Gas:	Phone:
Fireplace/Stv: N	GarType/Spaces: Detached/1	Water: Municipal	
Heat: Gas	Parking Spaces: 2	Water Supply:	
Forced Air	UFFI:	Sewers: Sewers	
CAC: Y Central Vac:	Pool: None	Spec Desig: Unknown	
Apx Age:	Wooded/Treed	Farm/Agr:	
Apx Sqft:	Lake/Pond/River	Waterfront:	
Assessment:	Park	Retirement:	
Elevator:			
Laundry Lev:			
# Room	Level	Dimensions (ft)	
1 Foyer	Ground	4.92 x	3.94
2 Living	Ground	16.08 x	11.52
3 Dining	Ground	14.99 x	9.28
4 Kitchen	Ground	18.31 x	8.37
5 2nd Br	Ground	11.22 x	9.25
6 Master	2Nd	13.22 x	12.63
7 Rec	Bsmt	20.01 x	12.14
		Slate Flooring	Double Closet
		Hardwood Floor	O/Looks Dining
		Hardwood Floor	O/Looks Living
		Hardwood Floor	Modern Kitchen
		Closet	Hardwood Floor
		Hardwood Floor	Ensuite Bath
		Pot Lights	Irregular Rm
			Pocket Doors
			Stained Glass
			Formal Rm
			W/O To Deck
			O/Looks Garden
			Combined W/Sitting
			Above Grade Window
Beautiful Reno's & Addition Completed In '02. Steps To Lake! Stone's Throw To Prince Of Wales Waterfront Park. Spacious Open Concept Design. Custom Gourmet Kit W/Granite Counters. Designer Baths. Impressive Master W/Ensuite Bath, W/In Closet & Sitting Rm With View Of Park.			
Modern Decor. Walk-Out From Kit To Sundeck. Finished Bsmt W/Rec Rm. Attractive Stone Front. Flagstone Walkway. Beautiful City Skyline Views Of Downtown From Park. Detached Garage. Well Maintained Home With Many Upgrades!			
Listing Contracted With: REALTY LIFE LTD., BROKER 416-251-4000			

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	30 Third St	Sold: \$429,900
	Toronto, Ontario M8V2X8 W06 118-8-V	List: \$429,900
Orig Price: \$429,900	Taxes: \$2,948.49/2008	100 % List
SPIS: N	DOM: 4	Contract: 4/27/2009
		Sold: 5/1/2009
Detached	Fronting On: W	Rooms: 6+2
1 1/2 Storey	Acreeage:	Bedrooms: 2+1
Dir/Cross St: South Of Lakeshore		Washrooms: 2
Lot: 25X123 Feet		1x4xMain, 1x2x2nd
Lot Irreg:		
MLS#: W1609633		PIN#:
Kitchens: 1	Exterior: Alum Siding	Zoning:
Fam Rm: N	Stone	Cable TV:
Basement: Finished	Drive: Private	Gas:
	GarType/Spaces: Detached/1	Water: Municipal
Fireplace/Stv: Y	Parking Spaces: 3	Water Supply:
Heat: Gas	UFFI:	Sewers: Sewers
Forced Air	Pool: None	Spec Desig: Unknown
CAC: Y Central Vac:	Lake/Pond	Farm/Agr:
Apx Age:	Public Transit	Waterfront:
Apx Sqft:	Wooded/Treed	Retirement:
Assessment:		
Elevator:	Laundry Lev:	
# Room	Level	Dimensions (ft)
1 Foyer	Main	4.92 x 3.94
2 Living	Main	16.08 x 11.52
3 Dining	Main	14.99 x 9.42
4 Kitchen	Main	18.31 x 8.37
5 2nd Br	Main	11.22 x 9.25
6 Master	2nd	13.22 x 12.63
7 Rec	Bsmt	20.01 x 12.14
8 Office	Bsmt	x
		Slate Flooring
		Double Closet
		Pocket Doors
		Hardwood Floor
		O/Looks Dining
		Stained Glass
		Hardwood Floor
		O/Looks Living
		Formal Rm
		Hardwood Floor
		Modern Kitchen
		W/O To Deck
		Closet
		Hardwood Floor
		O/Looks Garden
		Hardwood Floor
		Ensuite Bath
		Combined W/Sitting
		Pot Lights
		Above Grade Window
		Laminate
Renovated Vintage 'West Beaches' Modern Open Kitchen Plan. New Hardwood, Fireplace, Steps To Lake & Prince Of Wales Waterfront Park. Immaculate Designer Baths, Professionally Finished Thruout! 3 Parking Spots Off Private Drive Via Morrison St. Complete Privacy Fenced. Newer Kitchen-Granite Counter. Easy Access To Highways, Ttc, Go Train, Shops & Amenities, Immaculate! A True '10!!' Garage.		
Modern Decor, Walk-Out From Kitchen To Deck + Private Bacyard! Attractive Stone Front! Flagstone Walkway, Detached Garage. Professionally Finished Basement.		
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