


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 4:10:13 PM

	<b>463A St Johns Rd</b> <span style="float: right;"><b>\$449,900</b></span>				
	Toronto, Ontario M6S2L1 W02 114-11-N				
<b>Orig Price:</b> \$449,900 <b>Taxes:</b> \$2,441.23/2008		<b>Sold:</b>			
<b>SPIS:</b> N <b>DOM:</b> 129 <b>Contract:</b> 1/18/2009					
<b>Att/Row/Twnhouse</b> <b>Fronting On:</b> S <b>Rooms:</b> 8+1					
<b>2-Storey</b> <b>Acreage:</b> <b>Bedrooms:</b> 4					
<b>Dir/Cross St:</b> Jane/St Johns <b>Washrooms:</b> 2					
<b>Lot:</b> 15.62X100 Feet <b>2x4</b>					
<b>Lot Irreg:</b>					
<b>MLS#:</b> W1543176 <b>PIN#:</b>					
<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>			
<b>Fam Rm:</b> N	<b>Drive:</b> Rt-Of-Way	<b>Cable TV:</b> <b>Hydro:</b>			
<b>Basement:</b> Full	<b>GarType/Spaces:</b> None/0	<b>Gas:</b> <b>Phone:</b>			
W/O	<b>Parking Spaces:</b> 1	<b>Water:</b> Municipal			
<b>Fireplace/Stv:</b> N	<b>UFFI:</b>	<b>Water Supply:</b>			
<b>Heat:</b> Gas	<b>Pool:</b> None	<b>Sewers:</b> Sewers			
Forced Air	<b>Public Transit</b>	<b>Spec Desig:</b> Unknown			
<b>CAC:</b> Y <b>Central Vac:</b>		<b>Farm/Agr:</b>			
<b>Apx Age:</b>		<b>Waterfront:</b>			
<b>Apx Sqft:</b>		<b>Retirement:</b>			
<b>Assessment:</b>					
<b>Elevator:</b>	<b>Laundry Lev:</b>				
<b># Room</b> <b>Level</b> <b>Dimensions (ft)</b>					
1 Living	Ground	14.47 x 10.89			
2 Kitchen	Ground	13.45 x 7.81			
3 Br	Ground	10.79 x 8.07			
4 Br	Ground	11.45 x 9.25			
5 Kitchen	2nd	13.12 x 7.58			
6 Living	2nd	14.63 x 12.80			
7 Br	2nd	8.40 x 9.74			
8 Br	2nd	13.25 x 8.10			
9 Laundry	Bsmt	x			
			W/O To Yard	Eat-In Kitchen	
			W/O To Deck	Eat-In Kitchen	Updated
			Laminate		
			Laminate		
			Laminate		
				Walk-Out	
Affordable-Upper Bloor West Location. Upper Apt. Rented For \$1200/Mth (All Inclusive)Lease Till October 1, 2009 - Shows Well (Seller Will Be Installing New Hardwood Floors Thru-Out Main Apt.), Updated Wiring.					
2006 High Efficiency Gas Furnace & Cac, 2 Fridges, 2 Stoves, Washer & Dryer.					
<b>Listing Contracted With:</b> SUTTON GROUP-SUMMIT REALTY INC., BROKERAGE 905-897-9555					

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