



1273 MELTON DRIVE



Vivian Eyolfson

Sales Representative

Office: 416.762.8255

Direct: 416.346.8601

Website: www.viv.ca

Email: vivian@viv.ca

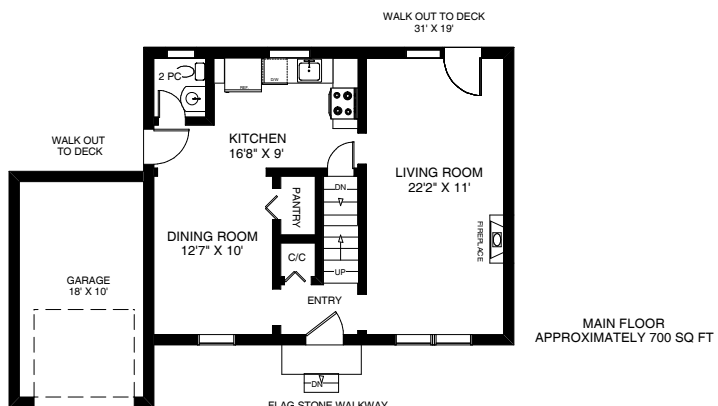


REAL ESTATE SERVICES LTD.,
BROKERAGE

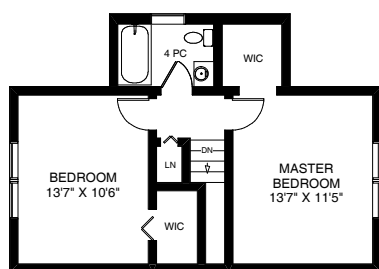
2320 Bloor Street West, Toronto, ON M6S 1P2

Fax: 416.762.8853

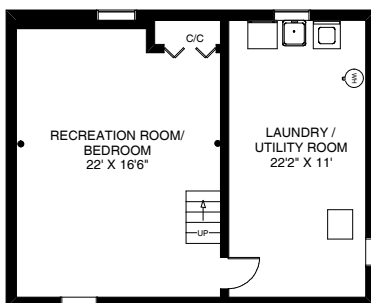
FLOOR PLANS



MAIN FLOOR
APPROXIMATELY 700 SQ FT



SECOND FLOOR
APPROXIMATELY 520 SQ FT



LOWER FLOOR
APPROXIMATELY 700 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.
Please attach Schedules to offer
*Figures are approximate

Price	\$539,000
Possession	60 days - TBA
Lot Size	58.00 x 150.00 feet
Driveway	Private
Garage	Built-in - single
Parking	4 Car parking
Survey	No survey
Bedrooms	2 (easily converted back to 3)
Bathrooms	1 X 4 & 1 X 2
Plumbing	Copper
Electrical	200 amps - breakers
Roof (main)	35 year shingles -2005
Heating	Forced Air Gas
Cooling	Central - 2002
Fireplace	Wood burning

For more information please refer to June 2nd, 2011 pre-sale report by:
Peter Yeates Home Inspections.

EXPENSES (2010):

Taxes:	\$3503.90	Gas:	\$1500.00
CVA:	\$364,000	Hydro:	\$1000.00

*figures are approximate

INCLUSIONS:

Gas burner & equipment; central air conditioning; stove, fridge; built-in dishwasher; microwave (not vented); electric light fixtures; washer; gas dryer; basement fridge; gas BBQ hook up; all window coverings.

EXCLUSIONS:

All removable mirrors; all removable shelves; hooks & bookshelves/cases.

HOT WATER TANK:

Rental

IMPROVEMENTS/SPECIAL FEATURES: APPLEWOOD ACRES!

- First time buyers dream home!!
- Freshly painted throughout
- New baseboards throughout
- Renovated kitchen with granite counters. Porcelain tiles & newer appliances – 2009
- Renovated powder room
- Renovated 2nd floor bathroom - 2008
- Living room with fireplace and walkout to 800sq/ft deck via new Garden doors - 2008
- Gas BBQ hook up
- New windows – 2005 to 2009
- New garage door - 2009
- Lower level with family room and laundry/ storage room - multiple windows
- Plenty of storage and closet space throughout.
- Landscaped garden including flagstone walkway & front steps – 2006 to 2011
- Wide private drive with large built-in garage
- Steps to schools (St. Edmund School & Westacres Public School), Sherway Gardens, Highways, shopping and all amenities!