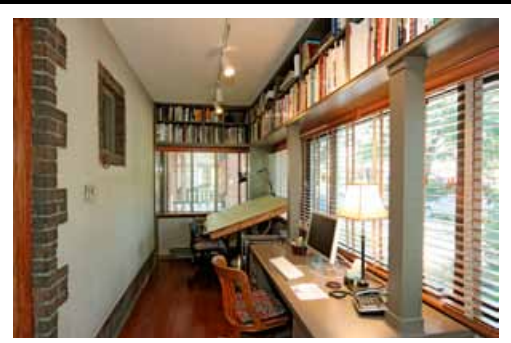
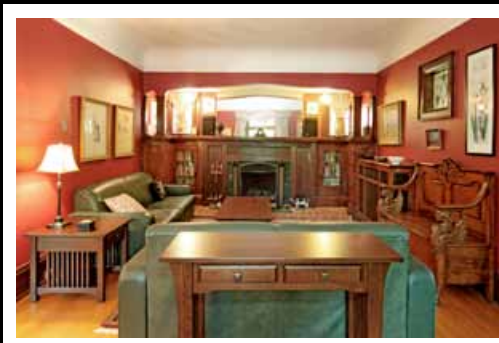




164 COLBECK STREET



Vivian Eyolfson

Sales Representative

Office: 416.762.8255

Direct: 416.346.8601

Website: www.viv.ca

Email: vivian@viv.ca

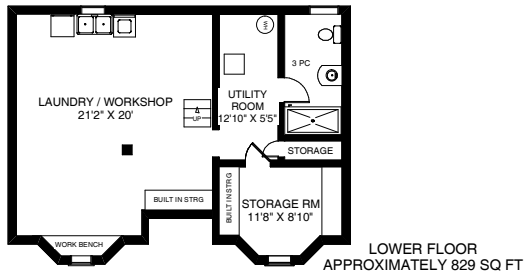
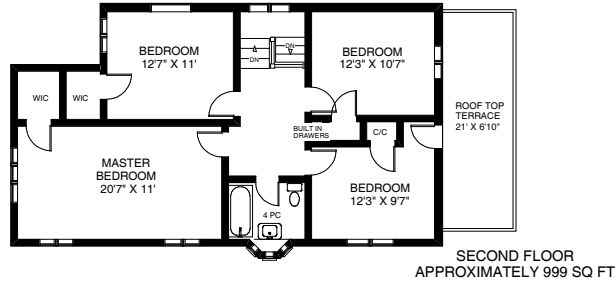
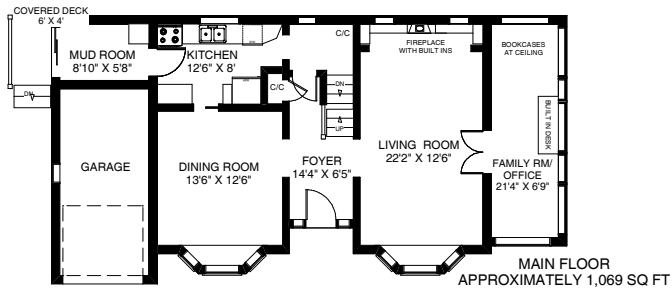
ROYAL LEPAGE

REAL ESTATE SERVICES LTD.,
BROKERAGE

2320 Bloor Street West, Toronto, ON M6S 1P2

Fax: 416.762.8853

FLOOR PLANS



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

Price	\$819,000
Possession	Mid Aug 2011 - TBA
Lot Size	30.00 x 80.00
Driveway	Private
Garage	Built-in - single
Parking	2 Car parking
Survey	No survey
Bedrooms	4
Bathrooms	1 X 4 & 1 X 3
Plumbing	Mostly Copper
Electrical	200 amps - breakers
Roof	Shingles
Heating	Hot Water Gas - 2007
Cooling	Ductless unit - 2008
Fireplace	Wood burning

For more information please refer to May 16th, 2011 pre-sale report by: Peter Yeates Home Inspections.

EXPENSES (2010):

Taxes:	\$5570.28	Gas:	\$1560.00
CVA:	\$702,500	Hydro:	\$1915.28

*figures are approximate

INCLUSIONS:

Gas burner & equipment; ductless air conditioning unit; gas stove, fridge; built-in dishwasher; exhaust fan; electric light fixtures; washer; dryer; freezer, all window coverings.

EXCLUSIONS:

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

HOT WATER TANK:

Rental

IMPROVEMENTS/SPECIAL FEATURES: BLOOR WEST CENTER HALL!

- Large bright stately 4 bedroom centre hall home with spacious principle rooms
- Living room with restored original fireplace mantel and built-in bookshelves with leaded glass doors!
- Study/family room off living room – with built-in shelves and custom blinds.
- Living room and dining room both have large bay windows with window seats.
- Handy mud room off updated kitchen. Walkout from mud room to quaint private fenced side yard.
- 4 large bedrooms on second floor with updated 4 piece bathroom with stained glass bay window.
- Roof top deck off 4th bedroom
- Freshly painted throughout. – 2011
- Exterior painted - 2011
- Large mostly unfinished lower level with multiple windows - tons of potential!
- New lower level 3 piece bath - 2010
- Plenty of storage and closet space throughout.
- Professionally landscaped garden – 2003 to 2004
- Bonus private drive with large built-in garage
- Steps to the TTC, Runnymede Public School, St Pius X, P.S, Library, High Park & Bloor West Village.