



231 WOBURN AVENUE



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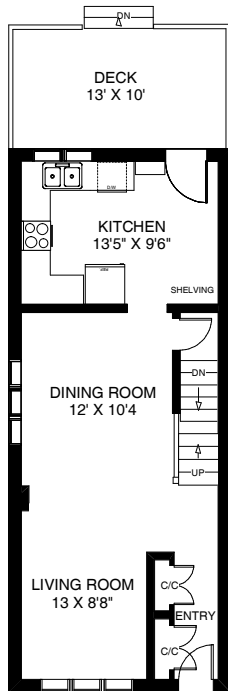


REAL ESTATE SERVICES LTD.,
BROKERAGE

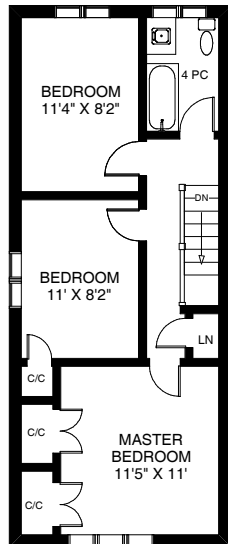
2320 Bloor Street West, Toronto, ON M6S 1P2

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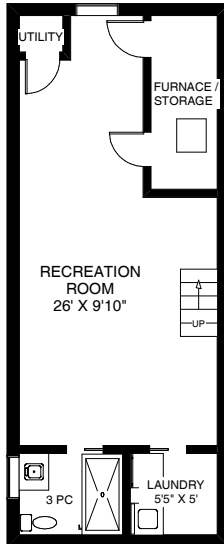
FLOOR PLANS



MAIN FLOOR
APPROXIMATELY 559 SQ FT



SECOND FLOOR
APPROXIMATELY 559 SQ FT



LOWER FLOOR
APPROXIMATELY 559 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

Price	\$689,000
Possession	End of September 2011 - TBA
Lot Size	18.17 x 93.66 (as per MPAC)
Driveway	Right of Way
Garage	none
Parking	Street permit parking
Survey	Copy dated September 24, 1990
Bedrooms	3
Bathrooms	1 X 4 & 1 X 3
Plumbing	Copper
Electrical	100 amps - breakers
Roof	Shingles -2003
Heating	Forced Air Gas
Cooling	Central Air Conditioner

For more information please refer to July 11, 2011 pre-sale report by:
Baker Street Home Inspection Services Inc.

EXPENSES (2010):

Taxes:	\$4204.47 (2011)	Gas:	\$1042.68
		Hydro:	\$1357.14

*figures are approximate

INCLUSIONS:

Gas burner & equipment; central air conditioning; stove (05), fridge; built-in dishwasher (04); microwave/exhaust fan(09);electric light fixtures; LG front loading washer & dryer (2011), gas hook up for BBQ; all window coverings.

EXCLUSIONS:

Drapes in Master Bedroom; baby gates; freezer; all removable mirrors; all removable shelves; hooks & book shelves/cases.

HOT WATER TANK:

Owned – Tankless water heater - 2009

IMPROVEMENTS/SPECIAL FEATURES: BEDFORD PARK FAMILY HOME!

- Bright 3 bedroom family home situated on great Bedford Park street walking distance to John Wanless Public School, parks, restaurants, Yonge & Avenue shops, TTC and all amenities!!
- Home features: open concept living room & dining room with picture windows
- Bright modern eat-in kitchen with new granite counters & back splash, garburator (04), newer appliances & a walk-out to private deck with gas BBQ hook up and private fenced south facing back yard – perfect for entertaining!
- Hardwood floors throughout – main floor refinished in 2010
- Newer windows throughout
- New custom window coverings throughout
- 2nd floor features – 3 bedrooms – master with his and her closets
- 2nd floor also features renovated modern 4 piece bath with heated limestone floors - 2007
- Newly renovated lower level in 2009 includes:
 - Modern 3 piece bathroom with window
 - Spacious family room and play area – both with laminate floors & windows
 - Plenty of storage space
 - Convenient Laundry room with new LG front loading washer & dryer (2011)
 - Sewer and backflow valve (2009)
 - Water to city (3/4 inch) (2009)
 - Tankless water heater (2009)
 - Other improvements include:
 - Outside walkway - 2008
 - Insulation in attic - 2010
 - Knob and tube removed -updated wiring (2009)
 - New gates to driveway and back yard
 - Updated front porch