



# 32 WEBB AVENUE



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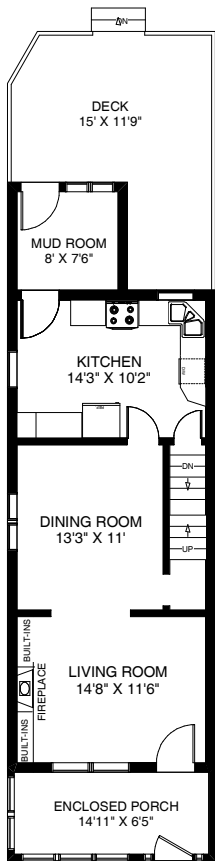
**ROYAL LEPAGE**

REAL ESTATE SERVICES LTD.,  
BROKERAGE

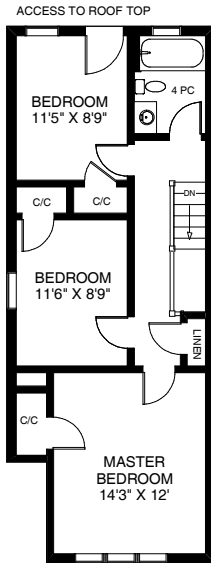
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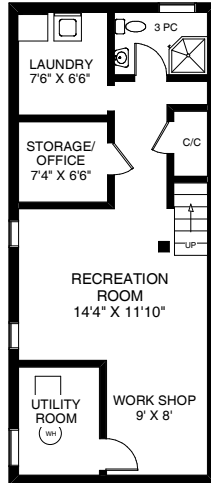
# FLOOR PLANS



MAIN FLOOR  
APPROXIMATELY 699 SQ FT  
(INCLUDING MUD ROOM)



SECOND FLOOR  
APPROXIMATELY 669 SQ FT



LOWER FLOOR  
APPROXIMATELY 619 SQ FT

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

Price	\$ 549,000
Bedrooms	3
Possession	60 to 90 days - Flexible
Bathrooms	1x4 1x3
Lot Size	21 x 108 feet
Plumbing	Copper
Driveway	Right of Way
Electrical	100 amp service - breakers
Garage	Storage Shed
Heating	Force Air Gas - 2002
Parking	1 car parking via wide driveway
Cooling	None
Survey	Copy of existing
Fireplace	Wood burning

For more information please refer to October 14th, 2010 pre-sale report by:  
Peter Yeates Home Inspections

## EXPENSES (2010):

Taxes:	\$3887.07	Gas:	\$787.00
CVA:	\$468,000	Hydro:	\$1103.00

## INCLUSIONS:

Gas burner & equipment; all stainless steel appliances: gas stove, fridge, built-in dishwasher; washer; dryer; fireplace screen; fireplace tools; all electric light fixtures; all window coverings; 3 Ceiling Fans; Garden Shed; Hot Water Tank.

## IMPROVEMENTS/SPECIAL FEATURES:

- Fully renovated, spacious, 3 bedroom family home in move-in condition!
- Modern flair & updated mechanics with original character and details intact!
- Just steps to Subway, Schools, Bloor West Village, library & all amenities!
- New Oak built-ins, mantel & marble wood burning fireplace surround – 2008
- Refinished Hardwood Floors - 2002
- Renovated & spacious Kitchen with stainless steel appliances, Silestone counters, pot lights & cork floor - 2005

\*figures are approximate

**Please attach Schedules to offer**

## EXCLUSIONS:

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

## HOT WATER TANK:

OWNED - 2005

## PRIME BLOOR WEST VILLAGE

- New windows in Master bedroom - 2005
- Finished lower level with family room, storage room, updated 3 piece bath & separate laundry room.
- Plenty of storage & closets throughout.
- New Flat Roof – 2003
- New Shingles – 2006
- New garden shed – 2004
- 1 car parking via wide mutual drive
- Professionally landscaped and maintained front and back perennial gardens - 2003 to present