


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	145 Kennedy St W		Aurora	\$2,599,900.00	5	4	Slid	N3444172

	145 Kennedy St W Aurora Ontario L4G 2L8 Aurora Aurora Village York 331-23-C Taxes: \$14,363.02 / 2015 For: Sale % Dif: 99 SPIS: N Last Status: Sld Please See Attachment For Full Legal Description DOM: 6	Sold: \$2,575,000 List: \$2,599,900 1
	Detached Fronting On: S Rms: 12 + 2 2-Storey Acreage: Bedrooms: 5 Irreg: Irreg As Per Survey. 28 x 112.7 Metres Washrms: 4 1x2xMain, 1x6x2nd, 1x3x2nd, 1x4x2nd	
	Dir/Cross St: Yonge/Kennedy	

MLS#: N3444172 Seller: Kristin James Occupancy: Owner
 PIN#: ARN#: Contact After Exp: N
 Holdover: 60

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: Laundry lev:	Exterior: Stone / Stucco/Plaster Drive: Circular Garage: Attached / 4.0 Park Spaces: 10 UFFI: Pool: Inground Prop Feat: Golf, Public Transit, Rec Centre, School, Treed	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	20.01	x 20.01	Hardwood Floor	Fireplace	Formal Rm
2	Great Rm	Main	20.01	x 20.01	Hardwood Floor	O/Looks Backyard	Fireplace
3	Kitchen	Main	22.01	x 9.84	Hardwood Floor	Centre Island	Breakfast Bar
4	Breakfast	Main	16.99	x 13.68	Hardwood Floor	W/O To Patio	O/Looks Backyard
5	Den	Main	14.24	x 11.84	Hardwood Floor	Pot Lights	Window
6	Office	Main	12.00	x 9.32	Hardwood Floor	Pot Lights	Window
7	Master	2nd	19.42	x 14.01	Hardwood Floor	W/I Closet	6 Pc Ensuite
8	2nd Br	2nd	11.48	x 10.00	Hardwood Floor	Window	Window
9	3rd Br	2nd	14.33	x 11.51	Hardwood Floor	B/I Closet	Window
10	4th Br	2nd	12.00	x 10.00	Hardwood Floor	B/I Closet	Window
11	5th Br	2nd	16.01	x 10.99	Hardwood Floor	B/I Closet	3 Pc Ensuite
12	Library	2nd	12.99	x 8.43	Halogen Lighting	Open Concept	Fireplace

Client Remks: Most Sought After Area In Aurora -"Aurora Village/Olde Town Aurora". Magnificent Kennedy West. Exclusive Street Features Multi-Million Dollar Homes. Unique, One Of A Kind Home. Exceptional Architectural Details & Luxurious Modern Finishes. Exquisite Craftsmanship. Fabulous, Picturesque Lot. Private, Mature Setting. A Sense Of Seclusion & Escape Incredible Home For Family & Entertaining. Resort Like Backyard Oasis. See Vt For Stunning Pictures & Descriptions!
Extras: S/S Appls - B/I Dw, B/I Fridge, 5 Burner Stove Top, 2 B/I Ovens, Warming Drawer, Wine Fridge, Washer & Dryer. Gb&E, Cac, Gdo & Remotes. Existing Security System (Not Monitored). Cvac & Equip. Pool, Hot Tub & Equip. All Elf's (Excl 5th Bdrm)
Brkage Remks: All Wnd Cov. Surr Sound. B/I's (Excl: 5th Bdrm & Tvs). Hwt. Water Soft. Humid. Sump Pump. This One Is Not Be Missed! Steps To Transit, Shops, Library. Mins To Rec Centre,Schools,Golf Courses. Easy Access To Hwy 404,400,407. Premium.Location.-Offers Mon.Mar.28 @7Pm Reg. By 5Pm.

List: RE/MAX ALL-STARS REALTY INC., BROKERAGE Ph: 905-477-0011 Fax: 905-477-6839
 KRISTINE MILBURY SEARLE, Salesperson 905-477-0011 ARLENE LEE MILBURY, Salesperson 905-477-0011
 Co-Op: MAIN STREET REALTY LTD., BROKERAGE
 Long Tran, Salesperson
Contract Date: 3/22/2016 **Sold Date:** 3/28/2016 **Leased Terms:**
Expiry Date: 6/30/2016 **Closing Date:** 9/02/2016 **Original:** \$2,599,900
Last Update: 3/31/2016 **CB Comm:** 2.25%