



#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	17 River Bend Rd		Markham	\$1,828,000	4	6	Sld	N3097172



17 River Bend Rd
Markham Ontario L3R1K4
 Markham Unionville York 356-33-W
Taxes: \$6,660.38 / 2014 **For: Sale** **% Dif:** 97
SPIS: N **Last Status:** Sld
 Ptl19PI3684 **DOM:** 9

Sold: \$1,780,000
List: \$1,828,000 **1**

Detached **Fronting On:** S **Rms:** 8 + 4
 2-Storey **Acreage:** **Bedrooms:** 4 + 1
Irreg: Irreg. As Per Survey 43.68 x 31.11 Metres **Washrms:** 6
 S36.18 W60.52 1x2xMain, 1x4x2nd, 1x4xMain,
 1x3xBsmt, 2x3x2nd
Dir/Cross St: Mccowan & Highway 7

MLS#: N3097172 **Seller:** Cherryl Rive & David Edward Rive **Occupancy:** Owner
PIN#: **ARN#:** **Contact After Exp:** N
Holdover: 90

Kitchens: 1	Exterior: Alum Siding / Stone	Zoning:
Fam Rm: Y	Drive: Private	Cable TV: Hydro:
Basement: Finished	Garage: Detached / 2.0	Gas: Phone:
Fireplace/Stv: Y	Park Spaces: 10	Water: Municipal
Heat: Forced Air / Gas	UFFI:	Water Supply:
A/C: Central Air	Pool: Inground	Sewer: Sewers
Central Vac:	Prop Feat:	Waterfront:
Apx Age:		Retirement:
Apx Sqft: 3500-5000		Farm/Agr:
Assessment:		Oth Struct:
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	15.32	x 12.92	Hardwood Floor Bay Window Crown Moulding
2	Dining	Ground	17.71	x 12.46	Hardwood Floor Sunken Room O/Looks Frontyard
3	Family	Ground	27.13	x 19.78	Hardwood Floor Cathedral Ceiling O/Looks Backyard
4	Kitchen	Ground	22.89	x 13.55	Hardwood Floor Eat-In Kitchen Centre Island
5	Master	Ground	20.01	x 10.99	Hardwood Floor His/Hers Closets 4 Pc Ensuite
6	2nd Br	2nd	11.58	x 10.40	Hardwood Floor 4 Pc Ensuite W/I Closet
7	3rd Br	2nd	15.68	x 13.19	Hardwood Floor 3 Pc Ensuite W/I Closet
8	4th Br	2nd	16.33	x 13.42	Hardwood Floor 3 Pc Ensuite W/I Closet
9	Rec	Bsmt	11.25	x 22.30	Broadloom B/I Bookcase Halogen Lighting
10	Br	Bsmt	12.92	x 11.81	Broadloom Closet Window
11	Media/Ent	Bsmt	26.31	x 20.43	Broadloom B/I Bar Window
12	Den	Bsmt	17.68	x 22.76	Broadloom B/I Bookcase 3 Pc Bath

Client Remks: O-N-E Of A K-I-N-D Unique Luxurious Custom Built Home W/Stone Exterior!! Wrought Iron Double Door Front Entrance **Open To Above Foyer W/A Grand Chandelier **Dark Walnut Flooring Thru-Out For M/F & 2/F **M/F Master W/His & Hers Wicc & 5-Pc **All Bedrooms Have Ensuite Bath **Huge Kitchen Open To Family Room W/Cathedral Ceiling **3 Skylites On 2/F **High-End Cabinetry W/Granite Counters **S/S Appliances **Amazing Outdoor Oasis W/Flagstone Patio, Hot Tub
Extras: Elf, S/S Gas Stove W/Oven, Fridge, B/I Oven, Vent Hood, Microwave & Dw, Washer & Dryer, All Wdw Coverings, 2 Cac Units, 2 Gb&E, Cvac, Pool Equipment & Accessories, Hot Tub, Agdo & Remotes, Theatre Equipment, Hwt (Owned)
Brkage Remks: *Co-List With Lee Milbury Of Re/Max All-Stars Realty Inc. *Showing 10:30 To 8:00 Daily W/Advance Notice *5% Req'd For Deposit *PI Attached Schedule "B" & Survey W/Offer & 24 Hrs. Irrev As Per Seller's Instruction *Steps To Shopping, Schools & All Amenities

Mortgage Comments: School Info - Unionville Meadows P/S & Markville S/S
List: RE/MAX REALTRON REALTY INC., BROKERAGE **Ph:** 905-764-8688 **Fax:** 905-764-7335
 PATSY LEUNG, Salesperson 416-565-3731 STEPHEN LEUNG, Salesperson 416-564-6600
Co-Op: AIMHOME REALTY INC., BROKERAGE
 Winnie Lin, Broker
Contract Date: 1/15/2015 **Sold Date:** 1/24/2015 **Leased Terms:**
Expiry Date: 3/16/2015 **Closing Date:** 4/21/2015 **Original:** \$1,828,000
Last Update: 1/26/2015 **CB Comm:** 2.25%