


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	28 Valdor Dr		Toronto	\$469,000	3	2	Slid	E3185991

	<b>28 Valdor Dr</b> <b>Toronto Ontario M1V1R4</b> Toronto E07 Agincourt North Toronto 104-32-B <b>Taxes: \$2,201.56 / 2014</b> <b>For: Sale</b> <b>% Dif: 113</b> <b>SPIS: N</b> <b>Last Status: Sld</b> Plan M1564 L D50	<b>Sold: \$528,000</b> <b>List: \$469,000</b>	1
	Att/Row/Twnhouse <b>Fronting On: S</b> <b>Rms: 6 + 2</b> 2-Storey <b>Acreage:</b> <b>Bedrooms: 3</b> <b>Irreg:</b> 20 x 100 Feet <b>Washrms: 2</b> Dir/Cross St: Brimley/Mcnicoll      1x2xMain, 1x5x2nd <b>DOM: 7</b>		

MLS#: E3185991      Seller: Nicolette Gentile      Occupancy: Owner  
 PIN#:      ARN#:      Contact After Exp: N  
 Holdover: 60

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Garage:</b> Attached / 1.0 <b>Park Spaces:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Library, Park, Public Transit, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.00	x 8.00	Pantry	Backsplash	Pass Through
2	Dining	Main	10.00	x 6.99	Formal Rm	Hardwood Floor	Pass Through
3	Living	Main	18.99	x 8.99	Formal Rm	Hardwood Floor	W/O To Patio
4	Master	2nd	18.99	x 12.00	Broadloom	Double Closet	Window
5	2nd Br	2nd	8.99	x 12.00	Broadloom	Double Closet	Window
6	3rd Br	2nd	8.00	x 6.99	Broadloom	Double Closet	Window
7	Rec	Lower	16.99	x 18.01	Broadloom	Large Window	Dropped Ceiling
8	Office	Lower	10.99	x 6.00	Broadloom	Dropped Ceiling	

**Client Remks:** Spacious 3 Bedroom Freehold Townhouse In High Demand Area. Beautifully Maintained. Bright And Spacious. Hardwood Flooring In Living And Dining Rooms. Kitchen Features Pass Through To Dining Room & Breakfast Bar. 3 Spacious Bedrooms. Modern Five Piece Bath W/ Granite Floors & Glass Countertop. Updated 2 Piece Bath. Beautifully Finished Basement W/ Rec Room, Office & Laundry Room.. Driveway Can Fit 2 Cars....Perfect For The Family  
**Extras:** All Elf's, Gb&E, Cac (2014),Roof (07), Windows (06), Hwt (Rental), Kenmore Refrigerator, Frigidaire Stove, Whirlpool B/I Dw, Maytag Epic Z Front Loader Washerand Dryer, Storage Cabinet In Laundry Room. All Appliances "As Is".  
**Brkage Remks:** Walk To School, Park, Shopping, Ttc, Library And Mall. Minutes To Pacific Mall, Minutes To Go, Scarborough Town Centre & Hwy 401. All Offers Must Be Accompanied W/ Buyer's Pre-Approval. Offers Accepted Thurs, May 7th At 7:00 Reg By 5Pm. No Survey Available.

List: RE/MAX ALL-STAR 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:** MASTER'S CHOICE REALTY INC., BROKERAGE  
 Patrick Huang, Salesperson Julia Hu, Broker  
**Contract Date:** 4/30/2015      **Sold Date:** 5/07/2015      **Leased Terms:**  
**Expiry Date:** 7/31/2015      **Closing Date:** 8/06/2015      **Original:** \$469,000  
**Last Update:** 5/08/2015      **CB Comm:** 2.25% + Hst