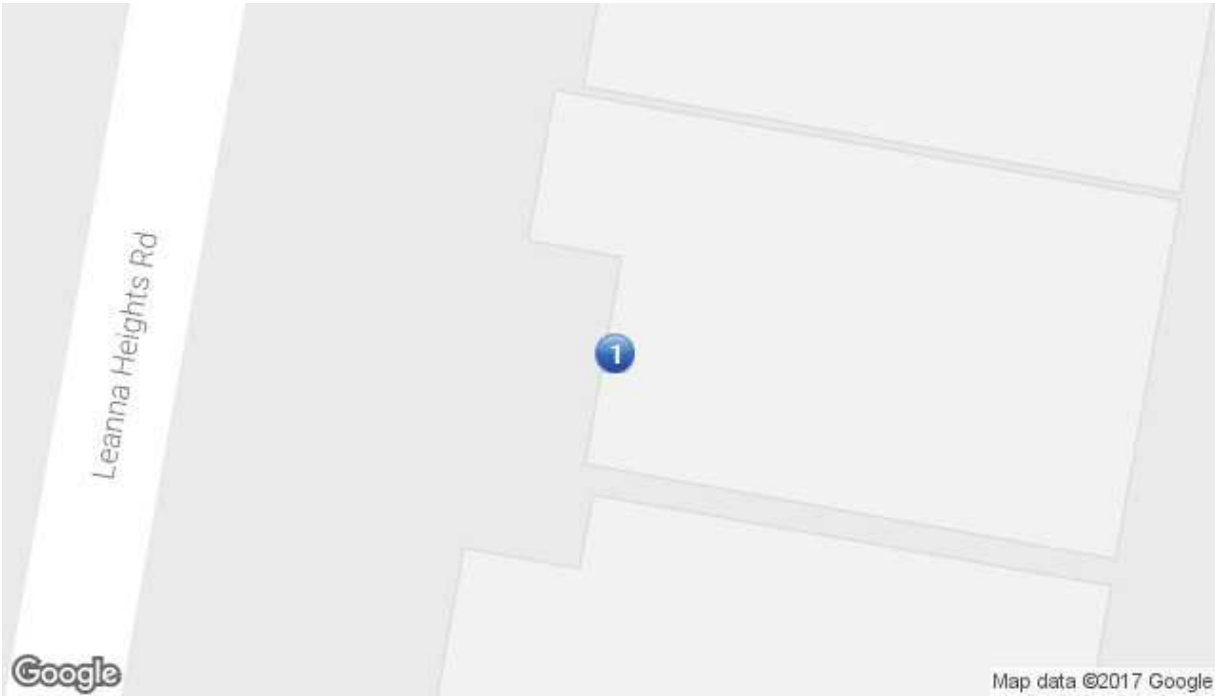


Prepared by: KRISTINE MILBURY SEARLE, Salesperson and ARLENE LEE MILBURY, Salesperson


RE/MAX ALL-STARS REALTY INC., BROKERAGE

5071 Highway 7 East #5, Unionville, ON L3R1N3 905-477-0011

Printed on 03/07/2017 9:19:07 PM



#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	4666 Leanna Heights Rd		Burlington	\$849,900.00	4	4	Slid	W3717067

	<b>4666 Leanna Heights Rd</b> <b>Burlington Ontario L7M0E2</b> Burlington Alton Halton 469-15-M Taxes: \$4,720.76 / 2017 SPIS: N <b>Last Status: Sld</b> Lot 167 Plan 20M995, Burlington. T/W Ease 167141 *	<b>Sold: \$892,500</b> <b>List: \$849,900</b> For: Sale                      % Dif: 105 <b>DOM: 3</b>
	Detached <b>Fronting On: E</b> 2-Storey <b>Acreage:</b> Irreg: *Over Pts 2 & 3      36.09 x 85.39 Feet	<b>Rms: 7 + 2</b> <b>Bedrooms: 4</b> <b>Washrms: 4</b> 1x2xMain, 1x4x2nd, 1x4xBsmt
<b>Dir/Cross St: Dundas &amp; Appleby</b>		

**MLS#: W3717067**                      **Seller: Wendy Lynn Cheng & Yat-Kin Cheng**                      **Occupancy: Owner**  
**PIN#:**                                      **ARN#:**                                      **Contact After Exp: N**  
**Holdover: 60**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <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 / 2.0 <b>Park Spaces:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Library, Park, Public Transit, Rec Centre, 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
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.50	x 10.50	Ceramic Floor                      Pot Lights                      Pantry
2	Breakfast	Main	12.82	x 9.41	Ceramic Floor                      W/O To Deck                      Eat-In Kitchen
3	Living	Main	14.66	x 20.01	Broadloom                          Fireplace                          O/Looks Backyard
4	Dining	Main	14.66	x 20.01	Broadloom                          Combined W/Living                      Window
5	Master	2nd	16.01	x 14.33	Double Doors                      W/I Closet                          4 Pc Ensuite
6	2nd Br	2nd	10.00	x 12.00	Broadloom                          Closet                                  Window
7	3rd Br	2nd	12.99	x 10.00	Broadloom                          Double Closet                      Window
8	4th Br	2nd	12.50	x 10.00	Broadloom                          Closet                                  Window
9	Rec	Bsmt	19.32	x 14.60	Broadloom                          Electric Fireplace                      4 Pc Bath
10	Office	Bsmt	12.60	x 12.33	Broadloom                          Window

**Client Remks:** Sought After Alton Village. Fabulous 4 Bedroom, 3.5 Bathroom Two Story Home. Quality Built & Meticulously Maintained, Shows Pride Of Ownership. 9' Ceilings. Spacious & Bright Eat-In Kitchen. Upgraded Cabinetry W/ Crown Moulding & Pantry. Combined Lr & Dr Features Gas Fireplace. Generous Master Features Walk-In Closet, 2nd Closet & 4 Piece Ensuite Bathroom. 3 Other Ample Sized Bedrooms. Professionally Finished Basement With Rec Room, Office & 4 Piece Bath

**Extras:** Kenmore Elite Ceramic Top Stove, Side-By-Side Refrigerator & B/I Dishwasher. Allure Hood Fan. Kenmore Elite F/L Washer & Dryer. Electric F/P In Bsmt. Cvac & Related Equipment. Gdo Openers & Remotes. All Elfs. All Window Coverings. Gb&E.Cac.

**Brkage Remks:** Great Schools, Parks & Community Centre. Close To All Amenities. Easy Access To Hwy 407, Qew & 403. Direction - Offers Excepted Mar 6 @ 6Pm. Please Register By 5Pm. Email To Kris@Leeandkris.Ca La To Present To Sellers. Sellers Reserve The Right To Review Any Pre-Emptive Offers.

**List:** RE/MAX ALL-STARS REALTY INC., BROKERAGE    **Ph:** 905-477-0011    **Fax:** 905-477-6839  
 KRISTINE MILBURY SEARLE, Salesperson 416-995-8238 ARLENE LEE MILBURY, Salesperson 905-477-0011  
**Co-Op:** RE/MAX REALTY ENTERPRISES INC., BROKERAGE  
 James McCloskey, Salesperson  
**Contract Date:** 3/01/2017                      **Sold Date:** 3/04/2017                      **Leased Terms:**  
**Expiry Date:** 5/30/2017                      **Closing Date:** 6/01/2017                      **Original:** \$849,900  
**Last Update:** 3/06/2017                      **CB Comm:** 2.25%