


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 03/03/2017 10:39:40 PM



#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	5352 St John's Sdrd		Whitchurch-Stouffville	\$1,088,000.00	3	3	Std	N3711099

	5352 St John's Sdrd	Sold: \$1,780,000	1
	Whitchurch-Stouffville Ontario L4A 3P2	List: \$1,088,000	
	Whitchurch-Stouffville Rural Whitchurch-Stouffville York 333-39-Z		
	Taxes: \$6,564.30 / 2016	For: Sale	% Dif: 164
	SPIS: N	Last Status: Sld	
	Pt Lt 26 Con 8 Whitchurch Pt 1 65R2573, T/W *		DOM: 6
	Detached	Fronting On: N	Rms: 6 + 2
	Bungalow	Acreage: 5-9.99	Bedrooms: 3 + 1
	Irreg: *R223014;	550.11 x 448.24 Feet	Washrms: 3
	Whitchurch-Stouffville		1x3xMain, 1x4xMain, 1x3xLower
	Dir/Cross St: Hwy 48 & St. Johns Side Road		

MLS#: N3711099 Seller: John David Preston & Joann Preston Occupancy: Owner
 PIN#: ARN#: Contact After Exp: N
 Holdover: 60

Kitchens: 1	Exterior: Brick	Zoning: 549.37 (R) 408.63 (E) 5.39
Fam Rm: N	Drive: Private	Acres
Basement: Finished / Walk-Up	Garage: Attached / 5.0	Cable TV: Hydro:
Fireplace/Stv: Y	Park Spaces: 10	Gas: Phone:
Heat: Forced Air / Propane	UFFI:	Water: Well
A/C: Central Air	Pool: None	Water Supply:
Central Vac:	Prop Feat: Part Cleared,	Sewer: Septic
Apx Age:	Wooded/Treed	Waterfront:
Apx Sqft:		Retirement:
Assessment:		Farm/Agr:
Laundry lev:		Oth Struct:
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.61	x 12.60	Hardwood Floor	Pot Lights	Pantry
2	Breakfast	Main	13.61	x 13.61	Hardwood Floor	W/O To Deck	Pantry
3	Living	Main	13.19	x 18.99	Hardwood Floor	Combined W/Dining	O/Looks Frontyard
4	Dining	Main	13.19	x 18.99	Hardwood Floor	Combined W/Living	Bay Window
5	Master	Main	13.61	x 13.61	Broadloom	Closet	O/Looks Backyard
6	2nd Br	Main	10.59	x 13.19	Broadloom	Closet	Window
7	3rd Br	Main	10.79	x 9.61	Broadloom	Double Closet	Window
8	Rec	Lower	26.99	x 22.01	Broadloom	Fireplace	Pot Lights
9	Office	Lower	12.99	x 10.59	Broadloom	Double Closet	Above Grade Window

Client Remks: Nature Lovers Paradise. Beautiful Country Property. Private Treed Lot - 5.39 Scenic Acres Of Which 2.5 Acres Are Cleared. Incredible 550 Ft Frontage! Lovingly Maintained & Updated Ranch Bungalow. Extensive Gardens & Landscaping. Architectural Drawings Available For Possible Addition. Finished Basement W/ Separate Entrance For Potential Rental Income. Or Take The Opportunity To Build Your Dream Home! See Virtual Tour To Appreciate This Incredible & Rare Find!

Extras: Fridge, Stove, B/I Dishwasher, Washer & Dryer. All Elfs. All Window Coverings. Lift For Car In Garage. Cac. Cvac & Equip, Gdo & Rem. Hwt (O) H2O Softener, Sec System "As Is". Excl Master Draperies, Stand Alone Shelving In Bsmt & Gar.

Brkage Remks: Garage Parks 4 + 1 On Car Lift. Garage Size 42' X 26'. Offers Gratefully Excepted Feb 26th. Certified Deposit Req'd W/ Any Offer. Register By 5Pm & Email Kris@Leeandkris.Ca. L/A Only To Present Offer, As Per Sellers. Sellers Will Not Consider Pre-Emptive Offers.

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: HOMELIFE NEW WORLD REALTY INC., BROKERAGE
 Lin Lin, Salesperson
 Contract Date: 2/21/2017 Sold Date: 2/27/2017 Leased Terms:
 Expiry Date: 5/30/2017 Closing Date: 7/07/2017 Original: \$1,088,000
 Last Update: 2/27/2017 CB Comm: 2.25%