

## YONGE AND EGLINTON

### 111 HILLSDALE AVE. EAST

ASKING PRICE: \$899,900

SELLING PRICE: \$890,000

PREVIOUS SELLING PRICE:  
\$730,000 (2007)

TAXES: \$4,162 (2006)

LOT SIZE: 30 by 140

DAYS ON THE MARKET: 34

LISTING AGENT: Boris Kholodov, Royal LePage Real Estate Services Ltd., Johnston and Daniel Division

On a residential street south of Eglinton Avenue and east of Yonge Street, this two-storey detached residence is in move-in condition, according to agent Boris Kholodov.

It has undergone some re-modelling, the most recent updating being done in the eat-in kitchen, which features a centre island.

Mr. Kholodov points out, however, that the excellent value of the land makes it suitable for redevelopment. The seller even provided plans and permits for a bigger house.

The existing home has three bedrooms and two bathrooms,



as well as a finished basement. There is hardwood flooring in most areas, including the combined living and dining room.


A powder room is located on the first floor, while the main bathroom is upstairs with the bedrooms.

There is a carpeted recreation room on the lower level.

A mutual driveway to a detached garage in back was severed; cars now enter from a rear laneway off Manor Road.

"It's a unique house because it has parking off the rear," Mr. Kholodov notes, adding that most nearby homes on the street don't have parking at all.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
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1/11/2011 1:16:44 PM**

	<b>111 Hillsdale Ave E</b>		<b>Sold: \$890,000</b>
	Toronto, Ontario M4S1T4 C10 115-20-L		<b>List: \$899,900</b>
<b>Orig Price: \$899,900</b>		<b>Taxes: \$0/2007</b>	99 % List
<b>SPIS: N</b>	<b>DOM: 34</b>	<b>Contract: 2/1/2008</b>	<b>Sold: 3/6/2008</b>
Detached		<b>Fronting On: N</b>	<b>Rooms: 6+1</b>
2-Storey		<b>Acreage:</b>	<b>Bedrooms: 3</b>
<b>Dir/Cross St: Yonge &amp; Eglinton</b>			<b>Washrooms: 2</b>
<b>Lot: 29.92X139.78 Feet</b>			1x3, 1x2
<b>Lot Irreg:</b>			
<b>MLS#</b> C1300115		<b>PIN#:</b>	
<b>Kitchens:</b> 1	<b>Exterior:</b> Other	<b>Zoning:</b>	
<b>Fam Rm:</b> N	<b>Drive:</b> Lane	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Finished	<b>GarType/ Spaces:</b> Detached/1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/ Stv:</b> N	<b>Parking Spaces:</b> 1	<b>Water:</b> Municipal	
<b>Heat:</b> Gas	<b>UFFI:</b>	<b>Water Supply:</b>	
Forced Air	<b>Pool:</b> None	<b>Sewers:</b> Sewers	
<b>CAC:</b> Y <b>Central Vac:</b>		<b>Spec Desig:</b> Unknown	
<b>Apx Age:</b>		<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>		<b>Waterfront:</b>	
<b>Assessment:</b>		<b>Retirement:</b>	
<b>Elevator:</b>	<b>Laundry Lev:</b>		
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	22.57 x 11.25	Hardwood Floor Open Concept 2 Pc Bath
2 Dining	Main	22.57 x 11.25	Hardwood Floor Combined W/Living
3 Kitchen	Main	17.26 x 13.42	Renovated Centre Island Eat-In Kitchen
4 Master	2nd	13.58 x 11.15	Hardwood Floor Closet 4 Pc Bath
5 2nd Br	2nd	11.52 x 9.15	Hardwood Floor Closet
6 3rd Br	2nd	10.83 x 9.68	Hardwood Floor Closet
7 Rec	Bsmt	17.09 x 15.75	Broadloom Window Pot Lights
This Reno'd Well-Maintained 3 Bedroom Home Is In Move-In Condition And Features A Main Floor Powder Room.			
All Existing Appliances, Chattels And Fixtures Now On The Property Are Included. Mutual Drive With Neighbour To The West Has Been Severed. Parking Available Via Lane At Rear.			
<b>Listing Contracted With: ROYAL LEPAGE/J &amp; D DIVISION, BROKERAGE 416-489-2121</b>			