

143 HIGHLAND CRES.

ASKING PRICE: \$1,499,900

SELLING PRICE: \$1,250,000

PREVIOUS SELLING PRICE:
not available

TAXES: \$7,646 (2009)

LOT SIZE: 98 by 145 feet

DAYS ON THE MARKET: 43

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



***This property was
marketed as land value
only, as are most
bungalows in the area
these days.***

Boris Kholodov,
agent

Most of its value lies in its suburban location in York Mills, close to amenities like the Rosedale Golf Club and Granite Club.

Secondly, the lot is incredibly spacious, with a large south-facing backyard and a 26 by 145-foot-wide city easement on the east side that can only be used for landscaping.

"It's on the corner of what was formerly Glenridge [Avenue] and Highland Crescent," Mr. Kholodov explains. "They

got rid of that portion of the street and sold it off to the homeowners on Highland."

As for the house, Mr. Kholodov says it is "more or less in original shape" with separate living and dining rooms and a kitchen, as well as three bedrooms and a main bathroom.


There is a fourth bedroom and recreation room in the basement.

Cars can be parked on a private driveway or inside an attached single garage.

The seller of this brick bungalow may have been content to reside there for over 50 years, but the buyers are not likely to do the same, says agent Boris Kholodov.

"This bungalow will be torn down and a big custom home will go up in its place within the next couple of years," he says. "This property was marketed as land value only, as are most bungalows in the area these days."

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
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	143 Highland Cres		Sold: \$ 1,250,000																																								
	Toronto, Ontario M2L1H2 C12 109-22-G		List: \$1,499,900																																								
Orig Price: \$1,499,900		Taxes: \$7,646.01/2009	83 % List																																								
SPIS: N		DOM: 43	Contract: 6/11/2009																																								
Sold: 7/24/2009																																											
Detached		Fronting On: S	Rooms: 6+2																																								
Bungalow		Acreage:	Bedrooms: 3+1																																								
Dir/Cross St: Bayview And York Mills		Washrooms: 1																																									
Lot: 98X145 Feet		1x4																																									
Lot Irreg: 26.5X145 City Easement @East Side Of Lot																																											
MLS# C1643344		PIN#:																																									
Kitchens: 1 Fam Rm: N Basement: Full Fireplace/ Stv: Y Heat: Oil Forced Air CAC: N Central Vac: Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: Elevator: Laundry Lev:		Exterior: Brick Drive: Private GarType/ Spaces: Attached/1 Parking Spaces: 2 UFFI: Pool: None	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N																																								
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Dimensions (ft)</th> </tr> </thead> <tbody> <tr><td>1</td><td>Living</td><td>Main</td><td>x</td></tr> <tr><td>2</td><td>Dining</td><td>Main</td><td>x</td></tr> <tr><td>3</td><td>Kitchen</td><td>Main</td><td>x</td></tr> <tr><td>4</td><td>Bathroom</td><td>Main</td><td>x</td></tr> <tr><td>5</td><td>Master</td><td>Main</td><td>x</td></tr> <tr><td>6</td><td>2nd Br</td><td>Main</td><td>x</td></tr> <tr><td>7</td><td>3rd Br</td><td>Main</td><td>x</td></tr> <tr><td>8</td><td>Rec</td><td>Lower</td><td>x</td></tr> <tr><td>9</td><td>Br</td><td>Lower</td><td>x</td></tr> </tbody> </table>	#	Room	Level	Dimensions (ft)	1	Living	Main	x	2	Dining	Main	x	3	Kitchen	Main	x	4	Bathroom	Main	x	5	Master	Main	x	6	2nd Br	Main	x	7	3rd Br	Main	x	8	Rec	Lower	x	9	Br	Lower	x			
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This Charming Bungalow In A Picturesque Setting Is On The Market For The First Time In About 50 Years. It Sits On A Large Lot On Coveted Highland Crescent. Excellent Land Value Offering For Renovators, Builders And Those Thinking Of Creating Their Dream Home In This Prime Neighbourhood. Oil Burner+Equipment, All Appliances, All Light Fixtures (Exc. Dining), And Any Other Items Seller May Wish To Leave. Note: 26.5Ft X 145Ft Easement On East Side Of Property In Favour Of The City - Only To Be Used For Landscaping.																																											
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