

SPADINA AND DUPONT

16 DARTNELL AVE.

.....
ASKING PRICE: \$625,000

.....
SELLING PRICE: \$619,900

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TAXES: \$2,459 (2008)

.....
LOT SIZE: 20 by 110 feet

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DAYS ON THE MARKET: nine

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

Located about where the Annex, Rathnelly and Casa Loma neighbourhoods meet, this three-storey house boasts features that prompted a quick sale despite the slow market, agent Boris Kholodov says.

The 2,250-square-foot house, situated across from George Brown College's Casa Loma campus, is relatively new, and has an open-concept design and contemporary decor.

"It's modern, functional, and it's in a great location," Mr. Kholodov says.

About two years ago, the previous owners – who have backgrounds in architecture and interior design – built this four-bedroom dwelling within the two sidewalls of the original bungalow, expanding the back. There is hardwood flooring throughout the house, including the living area, central



kitchen and rear dining room.

"You can see from the front of the house right to the back," Mr. Kholodov explains. This level also has a powder room and a walkout to a deck, landscaped garden and patio.


There is parking for two cars in a rear laneway.

Three bedrooms and a full bathroom occupy the second floor, while the top floor is dedicated to a skylit master suite with a private bathroom and large study. The latter could be easily converted into a bedroom, Mr. Kholodov says.

"Usually, when you're looking for a house that has four or five bedrooms in the area ... you end up with something old," he adds.

The basement is unfinished.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
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	16 Dartnell Ave		Sold: \$619,900
	Toronto, Ontario M5R3A4 C02 115-17-P		List: \$625,000
Orig Price: \$625,000		Taxes: \$2,458.53/2008	99 % List
SPIS: N	DOM: 9	Contract: 11/3/2008	Sold: 11/12/2008
Detached		Fronting On: W	Rooms: 8+1
3-Storey		Acreage:	Bedrooms: 4+1
Dir/Cross St: Spadina And Dupont		Washrooms: 3	
Lot: 20X110 Feet		1x4x2nd, 1x4x3rd, 1x2xMain	
Lot Irreg:			
MLS# C1504861		PIN#:	
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Stucco/Plaster	Cable TV:	Hydro:
Basement: Full	Drive: Lane	Gas:	Phone:
Unfinished	GarType/ None/0	Water: Municipal	
Fireplace/ N	Spaces:	Water	
Stv:	Parking Spaces: 2	Supply:	
Heat: Gas	UFFI:	Sewers: Sewers	
Forced Air	Pool: None	Spec Desig: Unknown	
CAC: Y Central Vac:		Farm/Agr:	
Apx Age:		Waterfront:	
Apx Sqft:		Retirement:	
Assessment:			
Elevator:	Laundry Lev:		
# Room	Level	Dimensions (ft)	
1 Living	Main	17.62 x 12.07	Hardwood Floor
2 Dining	Main	14.01 x 12.99	Hardwood Floor
3 Kitchen	Main	12.43 x 11.81	Hardwood Floor
4 Master	3rd	30.02 x 16.96	Hardwood Floor
5 Office	3rd	12.96 x 12.66	Hardwood Floor
6 2nd Br	2nd	13.91 x 12.66	Hardwood Floor
7 3rd Br	2nd	10.27 x 10.01	Hardwood Floor
8 4th Br	2nd	15.58 x 12.04	Hardwood Floor
			Pot Lights
			Pot Lights
			Centre Island
			4 Pc Ensuite
			Pot Lights
			4 Pc Bath
			Window
			Closet
			Large Window
			W/O To Deck
			Breakfast Bar
			Skylight
			Vaulted Ceiling
			Large Window
			Window
This Almost New 4-Bedroom Family Home Sits On A Small Street Right Across George Brown Casa Loma Campus, Where The Annex, Rathnelly And Casa Loma Neighbourhoods Meet. It Was Designed, Built, Finished And Landscaped With Great Taste And Love For Life. It Offers A Canadian Contemporary Exterior Featuring Modern Woodwork, An Open Concept Main Floor With A Beautiful Kitchen, A Spacious Master Suite With A Large Study, A Charming Garden, 2 Parking Spaces & More!!			
Whirlpool Fridge, Whirlpool Cooktop, Whirlpool Oven, Bosch Dishwasher, Panasonic Built-In Microwave, Kenmore Washer And Dryer, Window Coverings (Including Hunter Douglas Blinds), Electric Light Fixtures, Heating & Cooling Systems + Equipment			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			