



**16 WOBURN AVE.**

**ASKING PRICE: \$1,199,000**

**SELLING PRICE: \$1,035,000**

**PREVIOUS SELLING PRICES:**

\$535,000 (2004)

\$362,000 (1997)

**TAXES:** not available

**LOT SIZE:** 32 by 120 feet

**DAYS ON THE MARKET:** 46

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

Located a few steps west of Yonge Street on a quiet, tree-lined street, this stucco-clad family house, like many in the area, is brand new, rebuilt on




the footprint of the home that once stood there.

"It's been renovated very tastefully and has many of the features that people in this area are looking for," real estate agent Boris Kholodov says. "It's a four-bedroom house, which is certainly in high demand right now, and it's close to the subway."

Among the splashy features are a spacious master bedroom with a gas fireplace and a five-piece ensuite bathroom (one of five bathrooms).

On the main floor, the principal rooms have been painted in bright hues and feature white wainscotting and crown moulding. The kitchen sports a white granite countertop, breakfast bar, built-in appliances and hardwood floors. It opens to the backyard, where there is a patio.

**Prepared by BORIS KHOLODOV, Salesperson  
ROYAL LEPAGE/J & D DIVISION, BROKERAGE  
416-489-2121  
1/11/2011 1:59:19 PM**

	<b>16 Woburn Ave</b>	<b>Sold: \$ 1,035,000</b>
	Toronto, Ontario M5M1K6 C04 109-20-H	<b>List: \$1,199,000</b>
	<b>Orig Price:</b> \$1,199,000 <b>Taxes:</b> \$0/2007	86 % List
	<b>SPIS:</b> N <b>DOM:</b> 46 <b>Contract:</b> 8/9/2007	<b>Sold:</b> 9/24/2007
Detached	<b>Fronting On:</b> N	<b>Rooms:</b> 7+2
3-Storey	<b>Acreage:</b>	<b>Bedrooms:</b> 4+1
<b>Dir/Cross St:</b> Yonge & Lawrence		<b>Washrooms:</b> 5
<b>Lot:</b> 32X120 Feet		1x5, 2x4, 2x2
<b>Lot Irreg:</b>		

**MLS#** C1199301      **PIN#:**

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Fin W/O  
  
**Fireplace/  
Stv:** Y  
**Heat:** Gas  
Forced Air  
**CAC:** Y **Central Vac:**  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:**  
  
**Elevator:**      **Laundry Lev:**

**Exterior:** Stucco/Plaster  
  
**Drive:** Lane  
**GarType/  
Spaces:** Detached/2  
**Parking Spaces:** 2  
**UFFI:**  
**Pool:** None

**Zoning:**  
**Cable TV:**      **Hydro:**  
**Gas:**      **Phone:**  
**Water:** Municipal  
**Water  
Supply:**  
**Sewers:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**

#	Room	Level	Dimensions (ft)			
1	Living	Main	16.47 x 14.11	Hardwood Floor	Wainscotting	Fireplace
2	Dining	Main	11.71 x 10.99	Hardwood Floor	Open Concept	Wainscotting
3	Kitchen	Main	7.84 x 10.99	Hardwood Floor	B/I Appliances	Window
4	Master	2nd	11.68 x 16.21	5 Pc Ensuite	W/I Closet	Fireplace
5	2nd Br	2nd	10.70 x 7.94	Broadloom	4 Pc Bath	Closet
6	3rd Br	3rd	11.22 x 11.78	Broadloom	Closet	Window
7	4th Br	3rd	11.68 x 9.48	Broadloom	Closet	Window
8	Rec	Lower	14.27 x 12.70	Broadloom	W/O To Yard	
9	Br	Lower	9.58 x 13.68	Broadloom	Closet	

Wow! A Completely Rebuilt Charming 4 Bedroom North Toronto Home. Large Pricipal Rooms. Beautiful Kitchen. Stunning Master Ensuite. Finished Lower Level With Walkout. Beautiful Patio And Yard. Tasteful Finishes Throughout. Elegant, Yet Comfortable. Excellent Value.  
See Virtual Tour! Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Electric Light Fixtures, Gas Burner And Equipment, Central Vacuum System, Alarm System, Hot Water Tank Owned, Humidifier, Central Air Conditioning System.

**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121