

ISLINGTON AND RATHBURN

28 ORRELL AVE.

ASKING PRICE: \$1,650,000

SELLING PRICE: \$1,580,000

PREVIOUS SELLING PRICE:
\$1,470,000 (2006)

TAXES: \$4,546 (2007)

LOT SIZE: 50 by 150 feet

DAYS ON THE MARKET: 30

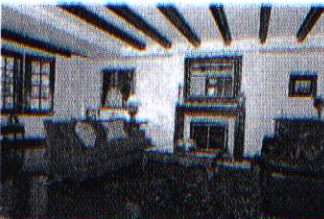
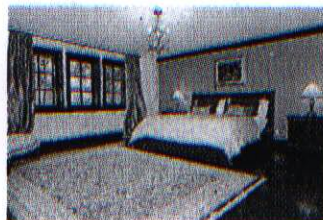
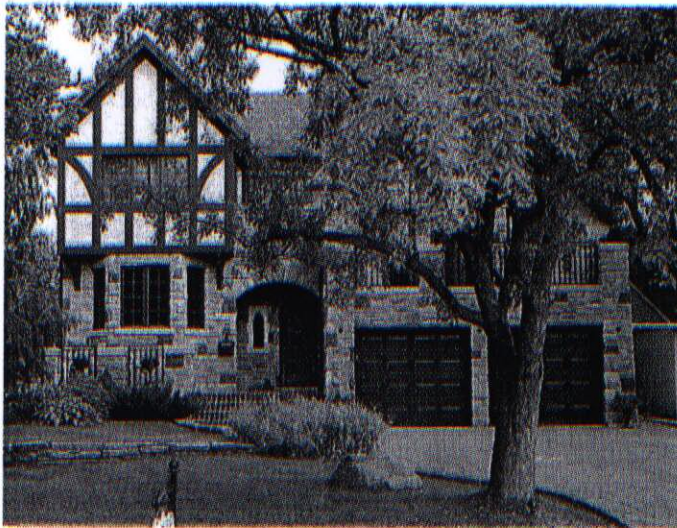
LISTING AGENT: Boris Kholodov, Royal LePage Real-Estate Services Ltd, Johnston and Daniel Division

In the affluent Etobicoke neighbourhood north of the Islington Golf Club, where properties go for a million dollars or more, houses spend an average of three months on the market.

But this three-year-old residence sold in 30 days because it offered a rare combination of modern amenities and traditional charm, agent Boris Kholodov says.

"The inventory level is quite high, so what made this house sell quickly is that it is unique for the area," he says. "It's a newer home, but it's an English Tudor, and you don't find that very often in the area."

The 3,600-square-foot, four-



bedroom house has many luxury features, including a foyer with a vaulted, beamed ceiling and an oak banister.

"The finishes are very high-quality, and they're not ordinary," Mr. Kholodov says. An architect built the house for himself, he adds, "so the attention to detail was certainly there."

A beamed ceiling is a highlight of the living room, along with a gas fireplace and bay window.


Along the back of the house, there is a dining room, and family room off the kitchen. The latter has an island and a walkout to a deck that overlooks the backyard, where there is a hot tub and tall trees.

The bedrooms on the second floor are all different. The master suite has a five-piece ensuite bathroom and a walk-in closet, a secondary bedroom has his and her closets, and the third has a full bathroom. The house has two additional bathrooms.

The fourth bedroom, which is used as a library, features built-in shelving, a cathedral ceiling and a balcony.

A home theatre, recreation room and an extra bedroom with a bathroom are located in the basement. The property includes a double garage.

**Prepared by BORIS KHOLODOV, Salesperson
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1/11/2011 1:05:06 PM**

	28 Orrell Ave		Sold: \$ 1,580,000
	Toronto, Ontario M9A1J9 W08 113-7-N		List: \$1,650,000
	Orig Price: \$1,650,000	Taxes: \$4,545.66/2007	96 % List
	SPIS:	DOM: 30	Contract: 9/3/2007
Detached		Fronting On: N	Rooms: 9+3
2-Storey		Acreage:	Bedrooms: 4+1
Dir/Cross St: Islington/Golfcourse			Washrooms: 5
Lot: 50X150 Feet			1x5, 1x4, 2x3, 1x2
Lot Irreg:			
MLS# W1215607		PIN#:	
Kitchens: 1		Exterior: Stone	Zoning:
Fam Rm: Y		Stucco/Plaster	Cable TV:
Basement: Finished		Drive: Pvt Double	Hydro:
		GarType/ Built-In/2	Phone:
Fireplace/ Y		Spaces:	Water: Municipal
Stv:		Parking Spaces: 6	Water
Heat: Gas		UFFI:	Supply:
Forced Air		Pool: None	Sewers: Sewers
CAC: Y Central Vac:			Spec Desig: Unknown
Apx Age:			Farm/Agr:
Apx Sqft:			Waterfront:
Assessment:			Retirement:
Elevator:			
Laundry Lev:			
# Room	Level	Dimensions (ft)	
1 Foyer	Main	16.99 x 12.99	Beamed Oak Banister Vaulted Ceiling
2 Living	Main	25.98 x 15.26	Gas Fireplace Beamed Bay Window
3 Dining	Main	15.81 x 12.01	Hardwood Floor Moulded Ceiling Formal Rm
4 Kitchen	Main	16.01 x 15.81	B/I Appliances Centre Island W/O To Deck
5 Family	Main	15.81 x 12.01	Hardwood Floor Combined W/Kitchen Moulded Ceiling
6 Master	2nd	27.00 x 15.91	Hardwood Floor 5 Pc Ensuite W/I Closet
7 2nd Br	2nd	15.91 x 10.99	Hardwood Floor B/I Closet His/Hers Closets
8 3rd Br	2nd	12.17 x 12.01	Hardwood Floor 3 Pc Ensuite Double Closet
9 Office	2nd	19.49 x 14.57	B/I Bookcase Cathedral Ceiling W/O To Balcony
This Stunning English Tudor Is A True Architectural Masterpiece. Unique Interior Featuring An Impressive Grand 2-Storey Foyer. Superior Craftsmanship. Liberal Uses Of Granite, Limestone And Oak Accents Amongst Other Luxury Finishes. 3 Years New. Must See To Appreciate.			
See Virtual Tour! Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Electric Light Fixtures, Broadloom Where Laid, Central Vacuum, Central Air Conditioner, Hot Water Tank, Sprinkler System, Alarm System, Garage Door Opener, Hot Tub			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			