

EGLINTON AND MOUNT PLEASANT 311 BROADWAY AVE.

ASKING PRICE

\$1,149,900

SELLING PRICE

\$1,080,000

TAXES

\$6,591 (2010)

DAYS ON THE MARKET

17

LISTING AGENT

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

The Action: A couple of dozen showings and several public open houses were organized to give buyers a tour of this new two-storey house in North Toronto.



What They Got: An extensive renovation over the past five years essentially remade this stone, stucco and plaster residence with a three-bedroom and four-bathroom plan. Finishes include marble and granite elements, pot


lights and hardwood floors in various rooms.

» There is an open living and dining room with a Juliet balcony and gas fireplace, as well as a large eat-in kitchen with stainless steel appliances, an island and a walkout to a tiered deck and south-facing backyard.

» The central staircase leads up to the second-floor bedrooms and down to a lower-level bedroom and family room.

The Agent's Take: "This was a typical, substantially renovated family home in North Toronto, which has all the essentials," agent Boris Kholodov says. "Almost everything was replaced, but just the foundations remained."

**Prepared by BORIS KHOLODOV, Salesperson
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6/24/2011 10:26:26 AM**

	311 Broadway Ave		Sold: \$ 1,080,000
	Toronto, Ontario M4P1W2 C10 115-21-L		List: \$1,149,900
Orig Price: \$1,149,900		Taxes: \$6,590.57/2010	94 % List
SPIS: N	DOM: 17	Contract: 3/7/2011	Sold: 3/24/2011
Detached	Fronting On: S	Rooms: 6+2	
2-Storey	Acreage:	Bedrooms: 3+1	
Dir/Cross St: Eglinton And Mount Pleasant		Washrooms: 4	
Lot: 32.5X100 Feet		1x2xMain, 1x5x2nd, 1x4x2nd, 1x4xBsmt	
Lot Irreg:			
MLS# C2052289		PIN#:	
Kitchens: 1	Exterior: Stone	Zoning:	
Fam Rm: N	Stucco/Plaster	Cable TV:	Hydro:
Basement: Finished	Drive: Private	Gas:	Phone:
Fireplace/ Stv: Y	GarType/ Spaces: None/0	Water: Municipal	
Heat: Gas	Parking Spaces: 4	Water Supply:	
Forced Air	UFFI:	Sewers: Sewers	
CAC: Y Central Vac:	Pool: None	Spec Desig: Unknown	
Apx Age:		Farm/Agr:	
Apx Sqft: 2000-2500		Waterfront:	
Assessment:		Retirement:	
Elevator:	Laundry Lev:		
#	Room	Level	Dimensions (ft)
1	Living	Main	24.34 x 19.16
2	Dining	Main	24.34 x 19.16
3	Kitchen	Main	15.49 x 11.75
4	Breakfast	Main	12.99 x 8.66
5	Master	2nd	20.67 x 12.50
6	2nd Br	2nd	12.17 x 10.17
7	3rd Br	2nd	12.17 x 10.01
8	Family	Bsmt	18.67 x 14.76
9	Br	Bsmt	19.00 x 14.76
10	Laundry	Bsmt	7.35 x 5.58
<p>This Detached Custom Built North Toronto Home Is Perfect For Family Living. It Features An Open Concept Main Floor, Spacious Bedrooms, 4 Bathrooms, A Spacious Finished Lower Level, A Large Tiered Deck, South Facing Back Yard, Private Drive With Parking For 4 Cars, And Much More. Finishings Are Top Quality, Including Vaulted Ceilings, Uses Of Marble And Granite, Custom Kitchen With Centre Island, French Doors, High Grade Halogen Pot Lights & Premium Flooring.</p> <p>Kitchenaid Refrigerator, Oven With Convection Micro Oven, Dishwasher, Frigidaire Electric Cooktop, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings. Property Was Completely Rebuilt By Previous Owner.</p>			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			