

NORTH YORK

3330 BAYVIEW AVE., NO. 4

ASKING PRICE: \$549,900

SELLING PRICE: \$542,000

TAXES: \$3,590 (2007)

LOT SIZE: 22 by 82 feet

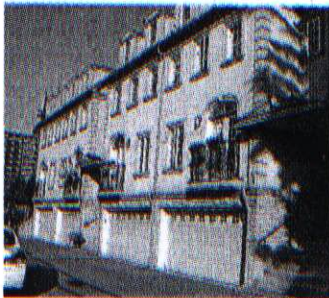
DAYS ON THE MARKET: 48

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

In a small townhouse complex at the corner of Bayview and Cummer avenues, this two-storey, freehold unit offers many of the luxuries of a detached home – from private parking to outdoor space – but in a more compact package, agent Boris Kholodov says.

“It’s an urban property that is very rare for an area that mostly has bigger houses,” he notes. “It’s the perfect solution for someone who doesn’t need a three- or four-bedroom house, but wants to be in the area.”

The 1,839-square-foot space contains two bedrooms, three



bathrooms and large principal rooms done up with designer finishes, such as hardwood floors, moulded ceilings and pot lights.

“The quality of construction and finishes, made this property special,” Mr. Kholodov says. “The finishes are better than other neighbouring units.”

The combined living and dining area has a gas fireplace, while the rear kitchen features




slate finishes, an island with a wine rack, and access to a private deck.

On the top floor, there are private en suite bathrooms for each of the bedrooms. The master suite also has a gas fireplace and a walk-in closet.

The basement contains a recreation room that opens to the double garage and backyard.

The property is close to an arena, public transit and schools.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
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	3330 Bayview Ave 4		Sold: \$542,000
	Toronto, Ontario M2M3R8 C14 103-23-B		List: \$549,900
Orig Price: \$564,900		Taxes: \$3,590.47/2007	99 % List
SPIS:	DOM: 48	Contract: 10/16/2007	Sold: 12/3/2007
Att/Row/Twnhouse		Fronting On: S	Rooms: 5+1
2-Storey		Acreage:	Bedrooms: 2
Dir/Cross St: Bayview And Cummer			Washrooms: 3
Lot: 22X81.83 Feet			1x6, 1x4, 1x2
Lot Irreg:			
MLS# C1243872		PIN#:	
Kitchens: 1	Exterior: Stucco/Plaster	Zoning:	
Fam Rm: N	Drive: Rt-Of-Way	Cable TV:	Hydro:
Basement: Fin W/O	GarType/ Spaces: Built-In/2	Gas:	Phone:
Fireplace/ Stv: Y	Parking Spaces: 2	Water: Municipal	
Heat: Gas	UFFI:	Water 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 Living	Main	20.51 x 17.42	Hardwood Floor
2 Dining	Main	20.51 x 17.42	Hardwood Floor
3 Kitchen	Main	21.42 x 10.01	Centre Island
4 Master	2nd	17.59 x 12.50	6 Pc Ensuite
5 2nd Br	2nd	16.01 x 10.99	Hardwood Floor
6 Rec	Bsmt	17.49 x 12.99	Pot Lights
			Moulded Ceiling
			Gas Fireplace
			Combined W/Living
			Open Concept
			B/I Appliances
			W/O To Deck
			Gas Fireplace
			W/I Closet
			4 Pc Ensuite
			B/I Bookcase
			Access To Garage
			W/O To Yard
Fabulous Freehold Townhome In High-Demand Bayview Area! This Bright, Spacious And Airy Townhome Is Approximately 1839 Square Feet And Features Generous Principal Rooms, Designer Finishes And Two Walk-Outs. Spacious Kitchen With Centre Island With Wine Rack. A Must See!			
Amana Built-In Fridge, Halogen Cooktop, Wall Oven, Dishwasher, Instant Hot, Built-In Microwave, Washer, Dryer, Hardwood & Broadloom Where Laid, Slate Floors & Backsplash, Window Coverings, Halogen Lights & Electric Light Fixtures.			
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			