

53 COLDSTREAM AVE.

.....
ASKING PRICE: \$899,900

.....
SELLING PRICE: \$800,000

.....
PREVIOUS SELLING PRICE:

.....
TAXES: \$7,719 (2008)

.....
LOT SIZE: 40 by 106 feet

.....
DAYS ON THE MARKET: 128

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

In Lytton Park, older homes are often torn down for newer models, though this two-storey house may be spared from complete demoli-



tion, says agent Boris Kholodov.


"It was mostly priced to sell as land value," he says, given its scenic ravine setting. "The best use of this property would be to completely redevelop it, but using the bones of the existing dwelling."

For 40 years, the same family owned this box-shaped house, which is in solid shape with four bedrooms upstairs, two bathrooms - including a main-floor powder room - and a lower-level recreation room with a rear walkout.

A fireside living room, a dining area and a kitchen are all on the main floor.

Outside, there is parking for one car on the private driveway and another in the built-in garage.

**Prepared by BORIS KHOLODOV, Salesperson
ROYAL LEPAGE/J & D DIVISION, BROKERAGE
416-489-2121
1/10/2011 11:54:02 AM**

	53 Coldstream Ave Toronto, Ontario M5N1X7 C04 109-19-J Orig Price: \$899,900 Taxes: \$7,719/2008 89 % List SPIS: N DOM: 128 Contract: 3/16/2009 Sold: 7/22/2009	Sold: \$800,000 List: \$899,900																																																															
	Detached Fronting On: N Rooms: 7+1 2-Storey Acreage: Bedrooms: 4 Dir/Cross St: Avenue Rd And Lawrence Washrooms: 2 Lot: 40X106 Feet 1x4xUpper, Lot Irreg: Slightly Irregular - See 1970 Survey 1x2xMain																																																																
MLS# C1579938		PIN#:																																																															
Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/ Stv: Y Heat: Gas Forced Air CAC: N Central Vac: Apx Age: Apx Sqft: 1100-1500 Assessment: Elevator: Laundry Lev:	Exterior: Brick Drive: Private GarType/ Spaces: Built-In/1 Parking Spaces: 2 UFFI: Pool: None Ravine	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:																																																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Dimensions (ft)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>17.72 x 9.84</td> <td>Hardwood Floor</td> <td>Fireplace</td> <td>Combined W/Dining</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>11.48 x 11.48</td> <td>Hardwood Floor</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>18.37 x 8.04</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>Master</td> <td>2nd</td> <td>21.98 x 8.86</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>9.02 x 7.71</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>2nd</td> <td>10.01 x 7.87</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td>4th Br</td> <td>2nd</td> <td>13.94 x 9.84</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td>Rec</td> <td>Bsmt</td> <td>19.52 x 11.15</td> <td>W/O To Garden</td> <td></td> <td></td> </tr> </tbody> </table>			#	Room	Level	Dimensions (ft)				1	Living	Main	17.72 x 9.84	Hardwood Floor	Fireplace	Combined W/Dining	2	Dining	Main	11.48 x 11.48	Hardwood Floor			3	Kitchen	Main	18.37 x 8.04				4	Master	2nd	21.98 x 8.86				5	2nd Br	2nd	9.02 x 7.71				6	3rd Br	2nd	10.01 x 7.87				7	4th Br	2nd	13.94 x 9.84				8	Rec	Bsmt	19.52 x 11.15	W/O To Garden		
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Lytton Park - A Special Property Surrounded By The Coldstream-Kimbark Ravine, Offered For The First Time In 40 Years At Today's Buyer's Market Price. This House Has Great Bones, Views Of The Ravine From Every Window, And A Deep Basement With A Walkout. Instead Of Paying For Others' Renovations, Buy This Solid Home, Add On, And Create Your Own Ideal Dream Space. This Location Is Unbeatable. Don't Miss This Unique Property - There Is No Other One Like This. All Appliances, Electric Light Fixtures & Window Coverings. House Sold 'As Is'. 1970 Survey. Also Available For Review: 1977 Committee Of Adjustment Approval Decision Documents For A 306Sf 2nd Floor Addition																																																																	
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