

## YONGE AND EGLINTON

### 9 ANDERSON AVE.

ASKING PRICE: \$1,249,900

SELLING PRICE: \$1,210,000

TAXES: not yet assessed

LOT SIZE: 30 by 100 feet

DAYS ON THE MARKET: 28

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

This detached residence in the upscale Chaplin Estates neighbourhood was completed last year, replacing an older two-storey house that originally occupied the lot.

The resulting home has several features that are on the checklists of many buyers, according to agent Boris Kholodov.

"This house ... offers you four bedrooms, everything inside is almost brand new, it has parking, and it's in Chaplin Estates, where there have been sales for over \$2-million," he says.

"This is certainly a very good combination."

The house was built using the main walls of the original structure. The old brick facade was replaced with a stone, stucco and plaster exterior, and stained-glass windows were installed in the living and dining rooms.

Pocket doors lead from the



dining room to the custom kitchen, which has a breakfast bar opening to a family room with gas fireplace and patio doors.


The main level, which features hardwood flooring, is more open than those in older homes, Mr. Kholodov notes.

Elegant finishes were used throughout, and central vacuum and alarm systems were installed.

The bedrooms upstairs are all broadloomed. The master suite has a walk-in closet and a five-piece bathroom, "which older homes don't have," Mr. Kholodov says.

There are three more bathrooms in the home, including one in the basement, which also contains a fifth bedroom.

**Prepared by BORIS KHOLODOV, Salesperson  
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	<b>9 Anderson Ave</b>		<b>Sold: \$ 1,210,000</b>
	Toronto, Ontario M5P1H2 C03 115-19-L		<b>List: \$1,249,900</b>
	<b>Orig Price:</b> \$1,249,900	<b>Taxes:</b> \$0/2007	97 % List
<b>SPIS:</b>	<b>DOM:</b> 28	<b>Contract:</b> 10/1/2007	<b>Sold:</b> 10/29/2007
Detached	<b>Fronting On:</b> S	<b>Rooms:</b> 8	
2-Storey	<b>Acreage:</b>	<b>Bedrooms:</b> 4+1	
<b>Dir/Cross St:</b> Yonge & Eglinton		<b>Washrooms:</b> 4	
<b>Lot:</b> 30X100 Feet		1x5, 1x4, 1x3, 1x2	
<b>Lot Irreg:</b>			
<b>MLS#</b> C1233267		<b>PIN#:</b>	
<b>Kitchens:</b> 1		<b>Exterior:</b> Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y		Stucco/Plaster	<b>Cable TV:</b> <b>Hydro:</b>
<b>Basement:</b> Finished		<b>Drive:</b> Private	<b>Gas:</b> <b>Phone:</b>
		<b>GarType/</b> Detached/1	<b>Water:</b> Municipal
<b>Fireplace/</b> Y		<b>Spaces:</b>	<b>Water</b>
<b>Stv:</b>		<b>Parking Spaces:</b> 3	<b>Supply:</b>
<b>Heat:</b> Gas		<b>UFFI:</b>	<b>Sewers:</b> Sewers
Forced Air		<b>Pool:</b> None	<b>Spec Desig:</b> Unknown
<b>CAC:</b> Y <b>Central Vac:</b>			<b>Farm/Agr:</b>
<b>Apx Age:</b>			<b>Waterfront:</b>
<b>Apx Sqft:</b> 2000-2500			<b>Retirement:</b>
<b>Assessment:</b>			
<b>Elevator:</b>	<b>Laundry Lev:</b>		
<b># Room</b>	<b>Level</b>	<b>Dimensions (ft)</b>	
1 Living	Main	14.99 x 12.40	Hardwood Floor      Stained Glass      Bay Window
2 Dining	Main	13.84 x 10.99	Hardwood Floor      Pocket Doors      Stained Glass
3 Kitchen	Main	18.01 x 9.32	Hardwood Floor      Pocket Doors      Breakfast Bar
4 Family	Main	17.32 x 18.08	Hardwood Floor      Gas Fireplace      W/O To Patio
5 Master	2nd	17.32 x 19.32	Broadloom      5 Pc Ensuite      W/I Closet
6 2nd Br	2nd	11.15 x 9.42	Broadloom      Closet
7 3rd Br	2nd	12.93 x 9.68	Broadloom      Closet
8 4th Br	2nd	9.09 x 9.42	Broadloom      Closet
9 Br	Bsmt	x	Broadloom      3 Pc Bath
Chaplin Estates! This Charming, Bright And Airy Home Boasts Many Subtle, Yet Elegant Details. Almost Everything Is New. Stunning Custom Kitchen. Luxurious Master Ensuite. Beautiful Hardwood Floors. Elegant Wall Finishes. Inviting Family Room With High Ceilings. Must See!			
See Virtual Tour! Include: Wolf Stove, Sub-Zero Fridge, Bosch Dishwasher, Washer, Dryer, Electric Light Fixtures, Heating And Cooling Systems + Equipment, Humidifier, Electric Air Cleaner, Central Vacuum And Alarm System.			
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION, BROKERAGE 416-489-2121			