

Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
 358 Davenport Road, Toronto C02, ON M5R1K6
 416-966-0300
 9/8/2011 3:15:17 PM



101B Walmer Rd **Sold: \$750,000**
 Toronto, Ontario M5R2X6 Toronto C02 Annex **List: \$799,000**
Orig Price: \$799,000 **Taxes:** \$0/2010 94 % List
SPIS: N 115-18-P **DOM:** 15 **Contract:** 8/24/2011 **Sold:** 9/8/2011

Condo Townhouse **#Shares%:** **Rooms:** 6
 Stacked Townhse **Locker#:** **Bedrooms:** 2+1
Dir/Cross St: Spadina/Bloor **Level:** 3 **Washrooms:** 3
Corp#: TSCC/2100 **Unit#:** B 1x2x2nd, 2x4x3rd
Prop Mgmt: Summa Property Mgmt

MLS#: C2182111

PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Gas Forced Air Apx Age: Apx Sqft: 1400-1599 Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Equip:	Pets Perm: Y Locker: Exclusive Maint: \$255.86 A/C: Central Air UFFI: Central Vac: Elevator: Retirement: Taxes Incl: N Water Incl: N Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Insur Incl: N Prkg Incl: Y Comm Elem Inc: Y	Balcony: Encl Ens Lndry: Y Lndry Lev: Main Exterior: Brick Gar/Park Sp: Other/1 Park/Drive: Private Park Type: Owned/Owned Park Spcs: 2 ##7, ##8 Park \$/Mo: Prk Lgl Dsc: Bldg Amen:
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#	Room	Level	Dimensions (m)					
1	Living	Main	7.37	x	4.72	Combined W/Dining	Fireplace	Hardwood Floor
2	Kitchen	Main	3.71	x	3.66	Stainless Steel Appl	Centre Island	Hardwood Floor
3	Family	Main	3.00	x	2.44	Sliding Doors	Hardwood Floor	
4	Master	2nd	4.45	x	3.96	Skylight	W/W Closet	4 Pc Ensuite
5	Den	2nd	2.36	x	2.29	Skylight	Double Doors	Broadloom
6	Br	2nd	3.96	x	3.10	Double Closet	W/O To Sundeck	Broadloom

Desirable Annex Street Surrounded By Grand Mansions. Perfect Condo Alternative. New Luxury Townhouse. Very Bright (3 Skylights) Bi-Level Upper Unit. Tall Ceilings, Open Concept Living/Dining. Hardwood Floors, Crown Moulding, Fireplace & Bay Window. Designer Island Kitchen Opens To Family Room. 2 Bedrooms + Sky-Lit Den. 2 Bathrooms + Powder Room. Master Bedroom W/Ensuite Bathroom. Walk-Out To Roof Deck. Near Park, 2 Subway Lines, Bloor St Restaurants And Shops
 Stainless Steel Appliances: Fridge, Gas Stove, Microwave, Range Hood, Dishwasher, Front Loading Stacked Washer & Dryer. All Electrical Light Fixtures, All Window Coverings And Blinds.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300