

Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
 358 Davenport Road, Toronto C02, ON M5R1K6
 416-966-0300
 9/27/2011 2:29:22 PM

	45 Grandview Ave \$1,090,000																																																									
	Toronto, Ontario M4K1J1 Toronto E01 North Riverdale SPIS: N 115-22-Q Taxes: \$7,966.88/2011																																																									
Detached 3-Storey Dir/Cross St: Danforth/Broadview Lot: 18.76X120 Feet Lot Irreg:	Fronting On: S Acreage: Rooms: 7+1 Bedrooms: 4 Washrooms: 4 1x5x3rd, 1x4x2nd, 1x2xMain, 1x3xLower																																																									
MLS#: E2206684 DOM: 0 Possession: 90 Days/Tba	PIN#: Contract Date: 9/27/2011																																																									
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Gas Forced Air A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Elev/Lift: Laundry Lev: Phys Hdcap-Equip:	Exterior: Brick Drive: Lane GarType/Spaces: Detached/2 Parking Spaces: 2 UFFI: Pool: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewers: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement:																																																								
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Dimensions (m)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>7.80 x 3.71</td> <td>Combined W/Dining</td> <td>Fireplace</td> <td>Hardwood Floor</td> </tr> <tr> <td>2</td> <td>Kitchen</td> <td>Main</td> <td>4.06 x 4.57</td> <td>Eat-In Kitchen</td> <td>Stainless Steel Appl</td> <td>W/O To Deck</td> </tr> <tr> <td>3</td> <td>Br</td> <td>2nd</td> <td>2.59 x 3.40</td> <td>California Shutters</td> <td>Pot Lights</td> <td></td> </tr> <tr> <td>4</td> <td>Br</td> <td>2nd</td> <td>3.40 x 2.67</td> <td>Pot Lights</td> <td>Closet</td> <td></td> </tr> <tr> <td>5</td> <td>Br</td> <td>2nd</td> <td>3.51 x 2.67</td> <td>O/Looks Backyard</td> <td>Pot Lights</td> <td></td> </tr> <tr> <td>6</td> <td>Master</td> <td>3rd</td> <td>4.72 x 4.88</td> <td>5 Pc Ensuite</td> <td>W/O To Sundeck</td> <td>W/I Closet</td> </tr> <tr> <td>7</td> <td>Rec</td> <td>Lower</td> <td>6.10 x 4.42</td> <td>Pot Lights</td> <td></td> <td></td> </tr> </tbody> </table>	#	Room	Level	Dimensions (m)				1	Living	Main	7.80 x 3.71	Combined W/Dining	Fireplace	Hardwood Floor	2	Kitchen	Main	4.06 x 4.57	Eat-In Kitchen	Stainless Steel Appl	W/O To Deck	3	Br	2nd	2.59 x 3.40	California Shutters	Pot Lights		4	Br	2nd	3.40 x 2.67	Pot Lights	Closet		5	Br	2nd	3.51 x 2.67	O/Looks Backyard	Pot Lights		6	Master	3rd	4.72 x 4.88	5 Pc Ensuite	W/O To Sundeck	W/I Closet	7	Rec	Lower	6.10 x 4.42	Pot Lights			Spectacular Detached Reno. Exquisitely Rebuilt With Striking Modern Interiors. Detached, 3 Storey, 4 Bedrooms, 4 Luxurious Baths. Open Concept Living/Dining. Limestone Floor To Ceiling Fireplace. Halogen Pot Lights. Finished Basement. Dream Kitchen. Quartz Counters, Limestone Floors, Upscale Appliances, Breakfast Area And Walkout To Deck. 3rd Floor Master Suite. Ensuite 5Pc. Spa/Bath. Roof Top Deck. Private Landscaped, South Facing Garden. New Garage. Elf, Ss Jennair Side-By-Side Fridge, Frigidaire Gas Dual Fuel Slide-In Range, Ss Stove Hood, Ss Maytag Dishwasher, Kitchen Island, Frigidaire Gallery Front Load Washer & Dryer, California Shutters, Cac, Alarm Sys, Gas Firepl, 3rd Fl Closet Organizer	
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