

Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
 358 Davenport Road, Toronto C02, ON M5R1K6
 416-966-0300
 9/20/2011 11:13:12 AM



58 Timberlane Dr **\$1,150,000**
 Toronto, Ontario M3H1J4 Toronto C07 Lansing-Westgate
SPIS: N 109-18-F **Taxes:** \$8,691.92/2010

Detached **Fronting On:** E **Rooms:** 15
 Backsplit 3 **Acreage:** **Bedrooms:** 3+2
Dir/Cross St: Bathurst/Hwy 401 **Washrooms:** 3
Lot: 38.37X290 Feet 2x4, 1x3
Lot Irreg: Irregular Pie Shaped Lot.

MLS#: C2201253 **DOM:** 0 **Possession:** Dec 15, 2011
PIN#: **Contract Date:** 9/20/2011

Kitchens: 2
Fam Rm: Y
Basement: Fin W/O

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: Private
GarType/Spaces: Attached/2
Parking Spaces: 4
UFFI:
Pool: None
 Ravine

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewers: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:

#	Room	Level	Dimensions (m)				
1	Living	Main	6.53 x	4.32	Hardwood Floor		
2	Dining	Main	6.53 x	4.04	Hardwood Floor	W/O To Sunroom	
3	Kitchen	Main	5.72 x	3.20	Eat-In Kitchen		
4	Family	Main	5.11 x	4.39	Hardwood Floor	Fireplace	B/I Shelves
5	Solarium	Main	4.78 x	2.67	O/Looks Ravine		
6	Den	Main	4.32 x	4.04	Bow Window	O/Looks Ravine	
7	Sunroom	Main	4.09 x	3.20	O/Looks Ravine	Ceiling Fan	Broadloom
8	Master	Main	6.71 x	5.08	4 Pc Ensuite	Picture Window	O/Looks Ravine
9	Br	Main	4.11 x	3.66	Double Closet		
10	Br	Main	4.11 x	3.35	Closet		
11	Rec	Ground	6.17 x	6.15	Broadloom	Pot Lights	W/O To Yard
12	Br	Ground	4.11 x	3.40	Broadloom	Track Lights	O/Looks Ravine

Stunning Dead End Ravine Lot. Spraling 5,260Sf Home. Main Level 3,308Sf Including Living/Dining Room, Family Room, Circular Den, Sunroom & Solarium All With Spectacular Ravine View. 3 Bedrooms, 3 Bathrooms, Interior Waterfall, Large Eat-In Kitchen & Laundry Room. Ground Level 1,953Sf Of Living Space. Walkout To Ravine Backyard. Includes 400+ Sf Rec Room, 2 Bedrooms, Kitchen, Cold Room & Utility Room. Vintage Retro Architecture With Impressive Details.
 2 Fridges, 1 Stove, 1 Cook Top, 1 Oven, 1 Dishwasher, 1 Freezer, Washer And Dryer, All Existing Light Fixtures, Central Air Conditioning. **400 Amp Wiring.

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