

	221 BELLWOODS Ave Toronto Ontario M6J2R2 Toronto C01 Trinity-Bellwoods Toronto 120-17-R Taxes: \$4,993.78 / 2017 SPIS: N Last Status: New PT LT S/S BELLEVUE ST PL 43 TORONTO AS IN DOM: 3 CT452309		List: \$1,199,000 For: Sale
	Semi-Detached Front On: E Rms: 3 + 2 2-Storey Acre: Bedrooms: 3 26 x 78.58 Feet Washrooms: 2 Irreg: 1x4x2nd, 1x3xBsmt Dir/Cross St: DUNDAS & BATHURST		

MLS#: **Sellers:** MICHAEL JAMES CARTER AND ANDREA LEAH CARTER **Contact After Exp:** N
Open House: 11/30/2017 **From:** 11:00 **To:** 1:00 **Opn Hse Note:** AGENT OPEN HOUSE
Holdover: 90 **Possession:** 60 days/tbd **Occup:** Owner
PIN#: **ARN#:**

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 51-99 Apx Sqft: 1500-2000 Assessment: POTL: Elevator/Lift: Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick Drive: Private Gar/Gar Spcs: Built-in / 1 Drive Pk Spcs: 1 Tot Pk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Park, Place of Worship, Public Transit, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level			Description		
1	Living	Main	4.45	x 4.09	Hardwood Floor	Plaster Ceiling	Large Window
2	Dining	Main	4.39	x 3.10	Hardwood Floor	Plaster Ceiling	O/looks Backyard
3	Kitchen	Main	4.36	x 3.28	Eat-In Kitchen	Stainless Steel Appl	W/O To Deck
4	Master	2nd	4.47	x 3.73	Large Window	Double Closet	Pot Lights
5	2nd Br	2nd	4.06	x 3.05	Double Closet	Hardwood Floor	Large Window
6	3rd Br	2nd	3.00	x 2.69	Closet	Hardwood Floor	4 Pc Bath
7	Rec	Bsmt	6.27	x 3.20	3 Pc Ensuite	Window	Pot Lights
8	Laundry	Bsmt	3.20	x 2.31	Separate Rm	Laundry Sink	Access To Garage
9	Cold/Cant	Bsmt	4.45	x 1.63	Window		
10	Foyer	Main	2.03	x 1.88	Closet	Stone Floor	

Client Remks:
Extras: INCLUDED: EXISTING KITCHEN APPLIANCES (FRIDGE, STOVE, DISHWASHER), WASHER/DRYER, ALL EXISTING ELF, ALL EXISTING WINDOW COVERINGS. CLS TO PARKS, HOSPITAL, UOFT, QUEEN W SHOPPING, COLLEGE ST RESTAURANTS & KENSINGTON MARKET.
Brkage Remks: ATTACH FORM 801 AND SCHEDULE B TO ALL OFFERS. EMAIL MAIL@JAMIESARNER.COM FOR FULL INSPECTION OR WITH QNS. OFFER NIGHT MONDAY DECEMBER 4 PM AT OUR 625 KING ST WEST LOCATION. PLEASE REGISTER OFFERS BY 4PM.

PSR, BROKERAGE **Ph:** 416-588-3286 **Fax:** 416-588-6738
 672 Dupont Street #101 Toronto M6G1Z6
 JAMIE SARNER, Salesperson 416-388-2551
Contract Date: 11/24/2017 **Condition:** **Ad:** Y
Expiry Date: 2/28/2018 **Cond Expiry:** **Escape:**
Last Update: 11/27/2017 **CB Comm:** 2.5% + HST **Original:** \$1,199,000