


Display Room Dimensions in Feet

[Map These Properties](#)

Prepared by ANN GIRVIN, Salesperson
 PRUDENTIAL TOP PRODUCERS REAL ESTATE, BROKERAGE
 2200 Dundas St E. Suite 400, Mississauga, ON L4X2V3
 416-569-1111
 10/16/2009

|  | 32 Shangarry Dr \$299,900 Toronto, Ontario M1R1A3 E04 110-28-K SPIS: N Taxes: \$0/2009 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|-----------------|-----------------|-------------------|----------------|--|---|--------|------|---------------|----------------|--------------|----------------|---|--------|------|---------------|----------------|-------------------|----------------|---|---------|------|---------------|----------------|----------------|---------|---|--------|-----|---------------|----------------|------------------|----------------|---|--------|-----|---------------|----------------|------------|-------------|---|--------|------|---------------|----------------|---------------|----------------|---|---------|-------|---------------|---------------|-------------------|-----------|---|----------|-------|---------------|-----------|--|--|---|-------|-------|--------------|-------------|--------------|-----------|--|--|
| | Detached 1 1/2 Storey Dir/Cross St: Victoria Park/Eglington Lot: 45X125 Feet Lot Irreg: | Fronting On: W Acreage: Rooms: 6+3 Bedrooms: 3+1 Washrooms: 3 1x4x2nd, 1x2xMain, 1x3xLower | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MLS#: E1724532 PIN#: | DOM: 2 Contract Date: 10/15/2009 | Possession: 60/90/Tba | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchens: 2 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Gas Water CAC: N Central Vac: Apx Age: Apx Sqft: Assessment: Elevator: Laundry Lev: | Exterior: Brick Drive: Private GarType/Spaces: None/0 Parking Spaces: 3 UFFI: Pool: None | Zoning: Res 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 (ft)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>13.29 x 10.53</td> <td>Hardwood Floor</td> <td>French Doors</td> <td>Picture Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>12.86 x 11.55</td> <td>Hardwood Floor</td> <td>Combined W/Living</td> <td>Picture Window</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>18.86 x 11.02</td> <td>Eat-In Kitchen</td> <td>W/O To Sundeck</td> <td>Updated</td> </tr> <tr> <td>4</td> <td>Master</td> <td>2nd</td> <td>12.89 x 11.29</td> <td>Hardwood Floor</td> <td>His/Hers Closets</td> <td>Picture Window</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>12.89 x 11.29</td> <td>Hardwood Floor</td> <td>W/I Closet</td> <td>B/I Shelves</td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>Main</td> <td>10.63 x 10.56</td> <td>Hardwood Floor</td> <td>Double Closet</td> <td>Picture Window</td> </tr> <tr> <td>7</td> <td>Kitchen</td> <td>Lower</td> <td>11.29 x 10.50</td> <td>Ceramic Floor</td> <td>Combined W/Living</td> <td>Fireplace</td> </tr> <tr> <td>8</td> <td>Bathroom</td> <td>Lower</td> <td>13.78 x 11.19</td> <td>Broadloom</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td>Other</td> <td>Lower</td> <td>11.97 x 8.20</td> <td>B/I Shelves</td> <td>French Doors</td> <td>Broadloom</td> </tr> </tbody> </table> | # | Room | Level | Dimensions (ft) | | | | 1 | Living | Main | 13.29 x 10.53 | Hardwood Floor | French Doors | Picture Window | 2 | Dining | Main | 12.86 x 11.55 | Hardwood Floor | Combined W/Living | Picture Window | 3 | Kitchen | Main | 18.86 x 11.02 | Eat-In Kitchen | W/O To Sundeck | Updated | 4 | Master | 2nd | 12.89 x 11.29 | Hardwood Floor | His/Hers Closets | Picture Window | 5 | 2nd Br | 2nd | 12.89 x 11.29 | Hardwood Floor | W/I Closet | B/I Shelves | 6 | 3rd Br | Main | 10.63 x 10.56 | Hardwood Floor | Double Closet | Picture Window | 7 | Kitchen | Lower | 11.29 x 10.50 | Ceramic Floor | Combined W/Living | Fireplace | 8 | Bathroom | Lower | 13.78 x 11.19 | Broadloom | | | 9 | Other | Lower | 11.97 x 8.20 | B/I Shelves | French Doors | Broadloom | <p>Incredible Value In Desirable City Location. Cute Curb Appeal!!! Bright & Spacious Newer Kitchen W/Eat-In Extension & Walk-Out Patio. Hardwood Floors Throughout. Three Bathrms. Sep Entrance To Great Bsmt Apt W/Fireplace. Easy Walk To Ttc & Close To Dvp, Shopping & Downtown. Move In And Add Your Personal Touch!! Great For Young Family!!Open House Sat & Sun 2-4!!!</p> <p>Stainless Steel Fridge, Gas Stove, Whirlpool Washer And Dryer. B/I Dishwasher, Fridge & Stove, Window Coverings, Elfs, Oversized Storage Shed In Yard. 200 Amp Panel & Security System. Ex: Tiffany Light Fixture In Eat-In Kitchen</p> | |
| # | Room | Level | Dimensions (ft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Living | Main | 13.29 x 10.53 | Hardwood Floor | French Doors | Picture Window | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Dining | Main | 12.86 x 11.55 | Hardwood Floor | Combined W/Living | Picture Window | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Kitchen | Main | 18.86 x 11.02 | Eat-In Kitchen | W/O To Sundeck | Updated | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Master | 2nd | 12.89 x 11.29 | Hardwood Floor | His/Hers Closets | Picture Window | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 2nd Br | 2nd | 12.89 x 11.29 | Hardwood Floor | W/I Closet | B/I Shelves | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 3rd Br | Main | 10.63 x 10.56 | Hardwood Floor | Double Closet | Picture Window | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Kitchen | Lower | 11.29 x 10.50 | Ceramic Floor | Combined W/Living | Fireplace | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Bathroom | Lower | 13.78 x 11.19 | Broadloom | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Other | Lower | 11.97 x 8.20 | B/I Shelves | French Doors | Broadloom | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Listing Contracted With: PRUDENTIAL TOP PRODUCERS REAL ESTATE, BROKERAGE 416-569-1111 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Toronto Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown. Copyright TREB 2009