

	22 Miranda Ave Toronto Ontario M6E4G2 Toronto W04 Briar Hill-Belgravia Toronto 108-15-L Taxes: \$2,510.18 / 2015 SPIS: N Last Status: New Plan 1855 N Part Lot 140 DOM: 6	List: \$769,000 For: Sale 1
	Detached Front On: W Rms: 7 + 3 2-Storey Acre: Bedrooms: 3 Lot: 25 x 125 Feet Washrooms: 4 Irreg: 2x4x2nd, 1x2xMain, 1x3xBsmt Dir/Cross St: Dufferin & Eglinton	
	MLS#: W3512107 Sellers: Jose Pinheiro & Catarina Pinto Contact After Exp: N Holdover: 90 Possession: Sept. 6,2016 Occup: Owner PIN#: ARN#:	

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: Assessment: Elevator/Lift: Laundry Lev: Lower Phys Hdcp-Eqp:	Exterior: Brick / Stone Drive: Private Garage: Detached / 2.0 Park Spcs: 6 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Residential 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	Length (m)	Width (m)	Description		
1	Living	Main	4.80	x 3.50	Hardwood Floor	Brick Fireplace	Open Concept
2	Dining	Main	3.73	x 3.35	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	5.00	x 3.45	Ceramic Floor	Granite Counter	Centre Island
4	Breakfast	Main	2.95	x 2.20	Ceramic Floor	O/Looks Backyard	Bay Window
5	Master	2nd	5.45	x 2.95	Hardwood Floor	4 Pc Ensuite	Closet
6	2nd Br	2nd	3.22	x 2.95	Hardwood Floor	Closet	Skylight
7	3rd Br	2nd	3.50	x 3.43	Hardwood Floor	Large Closet	Large Window
8	Rec	Bsmt	3.37	x 3.44	Laminate	Closet	Window
9	Media/Ent	Bsmt	4.45	x 3.16	Laminate	Closet	Window
10	Utility	Bsmt	4.45	x 4.24	Laminate	L-Shaped Room	Window

Client Remks: Welcome To 22 Miranda Ave!3 Br Detached Home Ren. W/Pride&Joy.Walkin 2 Hrdwd Flrs.Brick Fireplace,Pot Lights T/Out.Kitch W/Ceramic Flrs W/Dark Cabs W/Granite Counters,Ceramic B/Splash, Bultin Wine Fridge& Island W/Dble U/Mounted Sink.Ceiling W/Pot Lights&Speakers.Serviced By S/S Apps. 3 Lrg Br's. Master Br W/Ensuite.Bsmnt Incl A Rough-In Kitch & A Sep Entrance. Smooth Ceilings And Round Corners Through Out. B/Yard W/Stone Bbq W/Insert & A Real Stone Oven.

Extras: All Elfs, All Window Coverings, S/S Fridge, Stove, Dishwasher, Hood Fan, Wine Fridge, Washer & Dryer, Gas Burner & Equipment, Central Air Conditioner & Equipment, Central Vacuum And Equipment, Garage Door Opener With Remote & Key Pad

Brkage Remks: Easy To Show With Lock Box On Site, Please Attach Schedule B & Form 801 To All Offers, Measurements & Details To Be Verified By Buyer Or Co-Operating Agent, Thank You Very Much For Showing! Offers To Be Reviewed On June 7 At 7Pm At The Office, Please Register By 6Pm.

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 1678 Bloor St., West Toronto M6P1A9
 VICTOR VIEIRA, Broker 647-290-6384
 MARIA VIEIRA, Broker 416-616-2985

Contract Date: 6/01/2016	Condition:	Ad: Y
Expiry Date: 9/01/2016	Cond Expiry:	Escape:
Last Update: 6/04/2016	CB Comm: 2.5% Plus Hst	Original: \$769,000