

	84 Waterfall Rd		List: \$819,000 For: Sale 1
	Vaughan Ontario L4L5B2		
Vaughan East Woodbridge York 353-9-X			
Taxes: \$4,092.02 / 2015		SPIS: N	Last Status: New
Plan 65M2180 Lot 164		DOM: 3	
Detached		Front On: E	Rms: 7 + 2
2-Storey		Acre:	Bedrooms: 3 + 1
Lot: 37.11 x 120 Feet		Washrooms: 4	
Irreg:		1x4x2nd, 1x4x2nd, 1x3xBsmt, 1x2xMain	
Dir/Cross St: Highway 7 & Ansley Grove			

MLS#: N3525979 Sellers: Mario Da Rosa And Maria Rosa Contact After Exp: N
 Open House: 6/19/2016 From: 10:00 To: 4:00
 Holdover: 90 Possession: 90/120 Occup: Owner
 PIN#: ARN#:

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV:
Basement: Finished	Garage: Attached / 2.0	Hydro:
Fireplace/Stv: Y	Park Spcs: 6	Gas:
Heat: Forced Air / Gas	UFFI:	Phone:
A/C: Central Air	Pool: None	Water: Municipal
Central Vac: Y	Energy Cert:	Water Supply:
Apx Age:	Cert Level:	Sewer: Sewers
Apx Sqft: 1500-2000	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat:	Farm/Agr:
Elevator/Lift:		Waterfront:
Laundry Lev: Lower		Retirement:
Phys Hdcp-Eqp:		Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	7.01	x 3.35	Hardwood Floor	Combined W/Dining	Fireplace
2	Dining	Main	7.01	x 3.35	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	3.17	x 3.17	Ceramic Floor	Modern Kitchen	B/I Appliances
4	Breakfast	Main	3.90	x 3.35	Ceramic Floor	Open Concept	W/O To Patio
5	Master	2nd	5.18	x 3.35	Hardwood Floor	Ensuite Bath	W/I Closet
6	2nd Br	2nd	3.47	x 3.05	Hardwood Floor	Closet	Window
7	3rd Br	2nd	3.05	x 2.90	Hardwood Floor	Closet	Window
8	Rec	Bsmt	5.40	x 5.10	Broadloom	Fireplace	Wet Bar
9	Br	Bsmt	4.10	x 2.25	Broadloom	Window	
10	Kitchen	Bsmt	2.90	x 2.17	Separate Rm	Ceramic Floor	Window
11	Cold/Cant	Bsmt					

Client Remks: Welcome To 84 Waterfall!!Near Shopping,Schools,Parks,Hwy's 400/407/427&Future Subway.Pride Of Ownership.Landscaped,Private Dble D/Way,Fresh Paint,Walk In 2 Find A Spacious Home W/ Hardwd&Ceramic Flring T/Out,C/Moulding,Pot Lights&Stone Fireplace!Gourmet Kitch W/ New Cabinetry,Granite C/Top,Ceramic Flrs,Pot Lights,Ceramic B/Splash&Upgraded S/S Apps&A Walkout 2 B/Yard.2nd Flrs Features 3 Br's&2 Wr's.Bsmnt Features A Kitch,Br&Laundry,Stone Fireplace&Pot Lights.

Extras: All Electrical Light Fixtures, All Window Coverings, Fridge, Stove, Microwave, Dishwasher, Washer & Dryer. Range Oven & Cooktop, Microwave, Basement Fridge And Stove, Washer And Dryer, Central Vacuum, Cac, Garage Door Opener & Remote.

Brkage Remks: Offers Will Be Reviewed On Tuesday June 21, 2016 At 7:00Pm At The House, Please Register By 5:00Pm. 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.

RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616 Fax: 416-769-1524
 1678 Bloor St., West Toronto M6P1A9
 MARIA VIEIRA, Broker 416-616-2985
Contract Date: 6/14/2016 **Condition:** **Ad:** Y
Expiry Date: 9/14/2016 **Cond Expiry:** **Escape:**
Last Update: 6/15/2016 **CB Comm:** 2.5% **Original:** \$819,000