

	90 La Rose Ave		List: \$997,000 For: Sale 1
	Toronto Ontario M9P1B1		
Toronto W09 Humber Heights Toronto 108-9-K			
Taxes: \$6,001.16 / 2015		SPIS: N	Last Status: New
Plan 66 M 2121 Lot 1		DOM: 2	
Detached	Front On: N	Rms: 9 + 4	
2-Storey	Acre:	Bedrooms: 4 + 2	
Lot: 45 x 150 Feet	Irreg:		Washrooms: 5
Dir/Cross St: Royal York/Eglinton		1x6xBsmt, 1x4xBsmt, 1x6x2nd, 1x4x2nd, 1x2xMain	

MLS#: W3525920 Sellers: Sylvia Flores & Tula Flores Contact After Exp: N
 Open House: 6/18/2016 From: 2:00 To: 4:00 Opn Hse Note: Sat & Sun
 Holdover: 90 Possession: 60 Days/Tba Occup: Owner
 PIN#: ARN#:

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished / Sep Entrance	Garage: Attached / 2.0	Hydro:
Fireplace/Stv: Y	Park Spcs: 4	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:	GreenPIS:	Spec Desig: Unknown
Assessment:	Prop Feat:	Farm/Agr:
Elevator/Lift:		Waterfront:
Laundry Lev: Main		Retirement:
Phys Hdcp-Eqp:		Oth Struct:

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	5.57	x 3.24	Ceramic Floor	Family Size Kitchen	Breakfast Area
2	Living	Main	5.10	x 3.65	Parquet Floor	Picture Window	Combined W/Dining
3	Dining	Main	4.78	x 3.67	Parquet Floor	Combined W/Living	Window
4	Family	Main	3.37	x 2.90	Parquet Floor	Fireplace	Separate Rm
5	Laundry	Main	2.40	x 2.10	Ceramic Floor	Access To Garage	W/O To Yard
6	Master	2nd	5.30	x 4.30	Parquet Floor	6 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	3.75	x 3.72	Parquet Floor	Double Closet	Window
8	3rd Br	2nd	3.70	x 3.05	Parquet Floor	Double Closet	Window
9	4th Br	2nd	3.35	x 3.10	Parquet Floor	Double Closet	Window
10	Kitchen	Bsmt	4.10	x 3.70	Ceramic Floor	Ceramic Back Splash	
11	Rec	Bsmt	5.30	x 3.12	Laminate	Open Concept	
12	Br	Bsmt	4.90	x 3.20	Laminate	Window	6 Pc Ensuite

Client Remks: 4 Br Home Has Been Well Maintained.Walk In 2 Find A Spacious Living Rm W/ A Solid Brick Fireplace,Hrdwd Flrs, Lrg Window&C/Moulding.Family Rm Features Parquet Flring,C/Moulding&Walkthrough 2 Semi-Private Dining Rm W/ C/Moulding&Chandelier.Functional Kitch Features Wood Cabinets,Ceramic B/Splash&Breakfast Area W/Walkout.2nd Level W/ Den,4 Spacious Br's 4 Pce Wr&A 6 Pce Master Br Ensuite.Updated Bsmnt Features 2 Br's,A Sep Entrance,Kitch,Sep Laundry&Pot Lights.

Extras: All Electrical Light Fixtures, All Window Coverings, 3 Fridges, 2 Stoves, Microwave, 2 Dishwashers, 2 Washers, 2 Dryers, Garage Door Opener With Remote, Central Vacuum, Central Air, Alarm System.

Brkage Remks: Offers To Be Reviewed On June 20th At 7:30 P.M. Please Register By 6 P.M. To Be Presented At 5 Seneca Ave.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.

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: 6/15/2016 **Condition:** Appt: Tlbo **Ad:** Y
Expiry Date: 9/15/2016 **Cond Expiry:** **Escape:**
Last Update: 6/15/2016 **CB Comm:** 2.5% **Original:** \$997,000