Prepared by: MARIA VIEIRA, Broker and VICTOR VIEIRA, Broker
RE/MAX WEST REALTY INC., BROKERAGE
1678 Bloor St., West, Toronto, ON M6P1A9 416-769-1616

Printed on 11/25/2016 6:03:24 PM

18 Sequoia Rd **List: $969,000 For: Sale**
Vaughan Ontario L4H1W2
Vaughan Sonoma Heights York 347-6-S
SPIS: N **Taxes:** $4,609.58 / 2016 **DOM: 3**

Detached
Bungalow-Raised

Front On: N
Acre:

Rms: 7 + 3
Bedrooms: 3 + 1
Washrooms: 3
1x3xUpper, 1x3xBsmt, 1x4xMain

Lot: 35 x 110 Feet **Irreg:**
Dir/Cross St: Islington/Rutherford

MLS#: N3660302 **Contract Date:** 11/22/2016 **Possession:** 30/90 Tba **PIN#:**

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	Res
Fam Rm:	N	**Drive:**	Pvt Double	**Cable TV:**	
Basement:	Finished	**Garage:**	Built-In / 2.0	**Hydro:**	
Fireplace/Stv:	N	**Park Spaces:**	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:**	
Addl Mo Fee:				**Waterfront:**	
Elevator/Lift:				**Retirement:**	
Laundry Lev:				**Oth Struct:**	
Phys Hdcap-Eqp:					

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Main	6.40	x 4.35	Ceramic Floor	Family Size Kitchen	W/O To Patio
2	Family	Main	4.05	x 3.80	Hardwood Floor	Open Concept	Crown Moulding
3	Living	Main	4.05	x 2.70	Hardwood Floor	Combined W/Dining	Open Concept
4	Dining	Main	4.05	x 2.70	Hardwood Floor	Combined W/Living	Crown Moulding
5	2nd Br	Main	3.68	x 3.38	Hardwood Floor	Closet	Window
6	3rd Br	Main	3.65	x 3.40	Hardwood Floor	Closet	Window
7	Master	Upper	4.70	x 4.40	Parquet Floor	3 Pc Ensuite	B/I Closet
8	Rec	Bsmt	12.00	x 3.74	Laminate	Pot Lights	Open Concept
9	Rec	Bsmt	5.20	x 4.50	Laminate	Wet Bar	Pot Lights
10	Br	Bsmt	3.70	x 3.40	Laminate	Closet	Window

Client Remks: Welcome To 18 Sequoia Rd!Located In Desirable Sonoma Heights,This 3+1 Br,3 Wr Home.Modern With Functional Layout,Crown Moulding On Main On 9' Ceilings,New Hrdwd Flring On Main,Pot Lights,Spacious Master Br With 3 Pce Ensuite,New Gourmet Kitchen With Centre Island;Ceramic Flring,Ceramic B/Splash,S/S Apps&Ample Cabinet Space.Walkout From The Kitchen Onto Raised Deck.Overlooks Fenced Landscaped Backyard.Finished Bsmnt With Sep Entrance From 2 Car Garage,Wet Bar!

Extras: All Elf, All Window Coverings, Fridge, Stove, Dishwasher, Washer & Dryer, Gas Burner & Equipment, Central Air Conditioner & Equipment, Central Vacuum And Equipt, Garage Door Opener With Two Remotes, New Owned Hwt, New Roof.

Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE **Ph:** 416-769-1616

Toronto Real Estate Board (TREB) assumes no responsibility for the accuracy of any information shown. Copyright TREB 2016