



10 Cardwell Ave 52 List: \$499,000 For: Sale 1
 Toronto Ontario M1S4Y4
 Toronto E07 Agincourt South-Malvern West Toronto 104-31-E
 SPIS: N Taxes: \$2,387.27 / 2016 DOM: 0

Condo Townhouse #Shares%: Rms: 6
 2-Storey Locker#: Bedrooms: 3
 Corp#: MTCC / 693 Locker Lev Unit: Washrooms: 3
 Unit#: 15 Locker Unit#: 2x4x2nd, 1x2xMain
Level: 1
 Zoning:
 Prop Mgmt: Atrens Management Group Inc
 Dir/Cross St: Kennedy/Sheppard

MLS#: E3800618 Possession: Immediate-Tba
 Status Cert: N Bldg Name: PIN#:

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: As Per Mpac Exposure: S Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: None Maint: \$272.70 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Attached / 1.0 Park/Drive: Private Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Prop Feat: Golf, Public Transit
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#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	6.22	x 2.97	Broadloom Fireplace Open Concept
2	Dining	Main	3.16	x 2.78	Broadloom W/O To Deck
3	Kitchen	Main	3.70	x 2.96	Linoleum Ceramic Back Splash Eat-In Kitchen
4	Master	2nd	5.75	x 3.35	W/I Closet 4 Pc Ensuite Bay Window
5	2nd Br	2nd	4.30	x 2.80	Broadloom Closet
6	3rd Br	2nd	3.25	x 2.80	Broadloom Closet

Client Remks: Welcome To 10 Cardwell Avenue, Rare Find, Victorian Style Townhouse In Most Sought After Agincourt Location. Steps To Go Train, Ttc, Park, Library, Restaurants, Golf Course. Mins To Hwy 401. High Ranked Schools Agincourt C.I & Agincourt P.S. Open Concept Living/Dining Area, Brick Fireplace, Large Master With 4Pc Ensuite. 2 Walk-In Closets. Good Size Bedrooms. Low Maintenance Fee, This Home Is Just Waiting For Your Personal Touch!

Extras: All Electrical Light Fixtures, Fridge, Stove, Dishwasher, Freezer, Washer. Appliances In "As Is" Condition

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