

Lot Size: 14.91 feet by 61 feet
Parking: Right of way drive, with built in garage, parking for 1 car.
Heating: Forced air gas, central air conditioning.
Taxes: \$4,380.00 for 2014
Approx. Annual Hydro \$1,000.00, Heat \$617.00, Water \$473.00
Utility Cost: Insurance \$732.00
Possession: Early January 2015
Offers: Tuesday, October 28, 2014

Home Improvements By Seller:

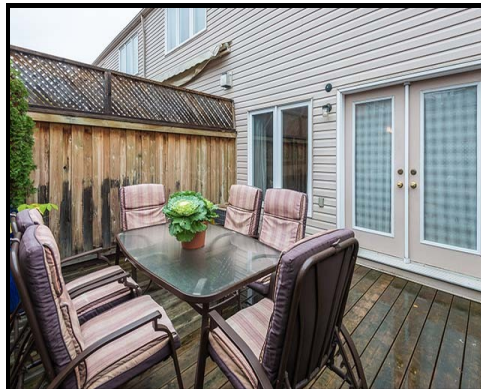
- ♦ 2014 -Installed granite countertop, backsplash, deep sink with Moen faucet and soap dispenser.
-Installed new roof with 10 year warranty.
- ♦ 2008 -Installed privacy basement door.
-Installed hardwood flooring on the 2nd floor.
- ♦ Hard wired for surround sound system on main floor and basement.

Mechanics:

- ♦ Roof 2014
- ♦ Furnace and air conditioning approximately 12 years old.
- ♦ 100 amp service.
- ♦ 3/4” copper waterline.
- ♦ Predominant copper plumbing

Inclusions:

- ♦ Fridge, stove, dishwasher, built in microwave and exhaust, washer, dryer, all electric light fixtures, all window coverings, closet organizers, mirrored medicine cabinets on 2nd floor bathrooms, smoke and carbon monoxide detectors, t.v. mounts on main floor and basement, outdoor flower pots, privacy lattice screen on patio, electric garage door opener and remote, Rubbermaid hooks and shelving in garage, rough in central vacuum.



JOSIE STERN TEAM
ON YOUR SIDE

Welcome to 4C Alcina Avenue



Josie Stern
Sales Representative
Cell (416) 568-0001

Price: \$799,000

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Valerie Benchitrit
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4C Alcina Avenue

Main Floor (Ceiling Height 10 ft)

Foyer 20 ft 4 in by 3 ft 1 in

Living Room 13 ft 11 in by 12 ft

Dining Room 15 ft by 10 ft

Kitchen 17 ft 9 in by 8 ft 9 in

Powder Room

2nd Floor (Ceiling Height 9 ft)

Master Bedroom 14 ft by 13 ft 6 in

4 Piece En-suite

Second Bedroom 14 ft 2 in by 10 ft

Third Bedroom 10 ft 3 in by 7 ft 8 in

4 Piece Bathroom

Basement (Ceiling Height 11 ft)

Recreation Room 13 ft 10 in by 13 ft

- ♦ Ceramic and hardwood floors, crown molding, pot lights, closet.

- ♦ Hardwood floors, gas fireplace with mantle, open to dining room, crown molding, pot lights, double doors walk out to deck, window.

- ♦ Hardwood floors, open to living room, crown molding, pot lights, dimmer light switch, programmable thermostat.

- ♦ Hardwood floors, upper and lower cabinets, double stainless steel sink with single lever faucet, granite countertop, glass backsplash, stainless steel appliances, eat in, built in microwave, under mount lighting, windows.

- ♦ Ceramic floors, pedestal sink, glass shelf.

- ♦ Linen closet.

- ♦ Hardwood floors, wall to wall built in closets with drawers and European hardware, 4 pc en-suite, large window, dimmer light switch.

- ♦ Ceramic floors, single sink with under mount cabinets, medicine cabinet.

- ♦ Hardwood floors, double door closet with organizers, three windows, dimmer light switch.

- ♦ Hardwood floors, double door closet with organizers, skylight.

- ♦ Ceramic floors, single sink vanity with under mount cabinets, medicine cabinet.

- ♦ Broadloom, storage under stairs, two above grade window.

- ♦ Closet with washer and dryer, door to garage on landing.

