


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	4 Vanderbrent Cres		Toronto	\$1,599,888.00	3	2	New	W5572153

	<p>4 Vanderbrent Cres List: \$1,599,888 For: Sale Toronto Ontario M9R3W8 Toronto W09 Willowridge-Martingrove-Richview Toronto 107-5-J SPIS: N Taxes: \$3,507.00 / 2021 DOM: 3</p>
	<p>Detached Front On: W Rms: 5 + 2 Link: N Acre: Bedrooms: 3 + 2 Backsplit 3 Washrooms: 2 1x4xUpper, 1x3xLower Lot: 72 x 109.04 Feet Irreg: 72.00 X 109.04 39.12X 118.62 Dir/Cross St: Martingrove Rd And Dixon Rd</p>

MLS#: W5572153 **Contract Date: 4/10/2022** **PIN#:**
Possession Remarks: Tbd

<p>Kitchens: 2 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:</p>	<p>Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 1.0 Drive Park Spcs: 4 Tot Prk Spcs: 5.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Ag: Waterfront: Retirement: Oth Struct:</p>
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#	Room	Level	Length (m)	Width (m)	Description
1	Prim Bdrm	Upper	4.16	x 3.18	Hardwood Floor
2	2nd Br	Upper	3.38	x 2.67	Hardwood Floor
3	3rd Br	Upper	2.97	x 2.96	Hardwood Floor
4	Kitchen	Main	4.94	x 2.73	Ceramic Floor
5	Living	Main	4.77	x 3.78	Hardwood Floor Bay Window
6	Br	Lower	5.77	x 3.90	Parquet Floor
7	Br	Lower	2.82	x 2.31	

Client Remks: This House Is Desirable, Gorgeous, Very Bright And Specious With One Of The Largest Frontage In The Neighbourhood (72Ft) And A Finished Basement With Separate Entrance . This Newly Renovated House Is Located In A Friendly, Safe, Quiet And Tucked Away Neighbourhood. It Has A Private Large Lot With A Beautiful Back Yard, Fruit Trees (Apples,Pears, Cherries, Grapes And Raspberries), A Durable Large Deck And Two Sheds. A Must See Front Lawn In The Summer. It Has A Finished Spacious Basement With A Separate Entrance, Kitchen And A Three Piece Bathroom. It Is Close To Airport, Ttc, Hw 401, 409, 403 & 427. Visit The Link Below For Virtual Tour And More Pictures.
<https://sites.odyssey3d.ca/4vanderbrentcrescent>
Extras: All Existing Appliances Included Fridge,Stove, 2 Washers, All Existing Window Coverings. New Ac Unit. New Roof. Tankless Water Heater. Durable And Beautiful Deck And Two Sheds.

Listing Contracted With: ZUMIN REAL ESTATE CENTRE, BROKERAGE Ph: 416-333-4100