

Three Hundred and Thirty-One Walmer Road

Casa Loma / South Hill

Welcome to Three Hundred and Thirty-One Walmer Road. This beautiful house was completely gutted and architecturally renovated in 2009 and recent renovations were undertaken by the current owner in 2014. When you enter the interior, it does not disappoint, the “wow” factor is there with the lengthy and spacious hallways, rich hardwood floors and high ceilings. The interior light abounds from every direction. The lay-out is open & airy & the interior spaces were created to take advantage of the towering trees and the pretty street scape. The much celebrated Casa Loma is a short stroll away with its newly established “Bluebloods’ Restaurant. In addition there is also “Spadina House” just a few minutes walk from the front door.

This “magazine quality” property is done from top to bottom. There are hardwood floors on both levels which is offset by the clean crisp walls with distinguished milled detailing. This bespoke renovation is so well executed. It is the epitome of fine and sophisticated living. While at the same time it’s a very easy house to live in.

When you enter from the front door your eye immediately goes towards the long double reception and beyond to the open gourmet kitchen and family room. From there is a large deck and garden for entertaining bordered by established oak trees. The rear garden like the front and is beautifully landscaped for living and relaxing. From the front of the house the views are of the fabled stables of Casa Loma further adding to the serenity of the area.

The kitchen is finished with caesar stone & stainless steel accents. It’s so cool with its tall window which brings in abundant light creating much happiness and warmth. This custom designed gourmet kitchen by “Diesel” for Scavolini is simply amazing for cooking, entertaining and living. There is under counter eating or you can create a separate eating area with an intimate family room for relaxed living. Outside there is a beautifully tailored garden with tall oak trees creating a large treed rustling canopy. The Dining room is a large size for those that like to entertain. Like the rest of the house it is beautifully appointed. The Powder room is discreetly nestled away for privacy. The Livingroom overlooks the front garden and is open the double reception.

The second floor has a romantic Master suite with French doors that overlooks the mature tree tops and manicured garden below, while your eye can travel future into the distance with unobstructed serene views, creating abundant privacy. In addition there is the spacious hallway leading to the private suite with its cathedral ceilings and French doors overlooking the rear garden. There is a large fitted walk-in closet and a spa inspired 5 piece marble ensuite.

There are another other two bright bedrooms suites on this level and are each a good size with their own ensuite bathrooms. In addition there is a large Linen closet which is also plumbed for secondary laundry.

The lower level is glorious for its tall ceilings in the sumptuous and warm media room with heated floors. There is also a beautifully appointed 4 piece bathroom accessed from the long hallway with heated floors under the elegant designer tile floor and an exercise room or bedroom as needed. In addition there is a furnace room and utility room. Even the large cedar sauna is inviting with its separate change room. Provision has been made for in-floor heating in the Exercise room/Bedroom. From the media room there is a rear exit directly into the garden, which makes entertaining easy.

At the rear of the property is located a two car garage which is accessed off the driveway or through the rear gate.

A short stroll away is Sir Winston Churchill Park, the Nordheimer Ravine Trail System and Spadina House and Gardens... for tranquil peace in one of the best mid-town locations.

Main Floor

Double Reception

Hardwood Floors

Tall Door Jams

Double Fitted Closets

Skirt Rails

Large Reception Opens to Living Room

Reverse Staircase

Cornice Mouldings

Powder room**1 - 2 piece**

Marble Herringbone Floors with Banding
Philip Stark toilet
Cornice Mouldings

Living Room

Hardwood Floors Tall Door Jams
Bay Window Overlooking Front Garden
Skirt Rails
Cornice Mouldings

Dining Room

Hardwood Floors
Tall Door Jams
Side Windows
Cornice Mouldings
Tall Ceilings
Skirt Rails

Gourmet Kitchen and Family Room Area

(Cabinetry designed by Diesel for Scavolini Kitchens)

Hardwood Floors
Large Picture Window overlooking rear landscaped garden and deck
Large Soaker Sink
Caesar Stone Counter tops on Centre Island
Under Counter Eating
Separate Garbage and Recycling Bins
Distressed Counter tops and Back Splash
Skirt Rails
Prep area with built-in shelves and storage cupboards and drawers and built-in pantry with "Lazy Susan" and soft close cabinetry
Scavolini Two Stainless Steel Venting Exhaust Hoods with Lights
2 Asko Dishwashers
Sub-Zero Fridge over Two Freezer Drawers (with ice maker)
Wall Grumett Faucet over Wolfe Range with 6 Gas Burners and Grill
Guido de Buca Designed Centre Island Lights (3)

Walk Out to rear Garden and Sun Deck
Beautifully Tailored and Manicured French Garden with Mature Oak Trees
Reverse Glass Staircase to Second and Lower Floors (there are marble tops on the landing down to the lower level)

Second Floor

Master Suite

Private entrance to the long hallway
Hardwood floors
French Doors and Juliet Balcony looking the rear garden and with glorious treed views
Cathedral Ceilings with Transom
Sitting area
Skirt Rails

Master Ensuite

1 - 5 Piece

Large Marble Shower Stall with 5 Jet Spray
Soaker Tub
Marble Top Commode with Two Sinks and Chrome Fixtures
Marble Floors
Large Wall Mirror
Plantation Shutters
Attached Vanities for Make-up

Walk-In Fitted Closet

Hardwood Floors
Fitted Drawers, Shelves for Clothes and Shoes

Linen Closet

Plumbed for Second Floor Laundry
Built-in Shelves and Drawers

Bedroom #2

Hardwood Floors
Bay Window Overlooks Front Garden
Skirt Rails
Cathedral Ceilings
Built-in Fitted Double Closets
Skirt Rails

Ensuite **1 - 4 Piece**

Marble Floors
Marble Top Commode
Subway Tiles Combined with Marble

Bedroom #3

Hardwood Floors
Free Standing Cabinet (Excluded)
Shirt Rails

Ensuite **1 - 3 Piece**

Shower Stall with 5 Jet Spray and Ceramic
Marble Top Commode
Ceramic Floor

Lower Level

Designer Ceramic Tile Floor in Hallway (In-Floor Heating)

Bedroom/Exercise Room

Mirrored Wall
Access to Storage Under stairs
Wired for In-Floor Heating

Laundry Room

Built-in Shelves

Storage Under Stairs

Media Room

In-floor heating under Broadloom

Walk-out to Garden, Sundeck and Entertainment Area

Bathroom

1 – 4 piece

Ceramic Floors

Subway Tile Surround in Bathtub shower

Sauna

Granite Floors in Change room with sink

Cedar Lined with Built-in Benches

Furnace Room

331 Walmer Road, Toronto

Inclusions and Exclusions (Schedule D)

Please attach to all Agreements of Purchase and Sale.

Inclusions: Existing Window Screens, All Attached Curtains Sheers and Related Rods including (Silk Curtains in Master Bedroom and Dining room), Living Room, All Bedrooms, Plantation Shutters Existing Blinds, All Attached Electric Fixtures (Except As Excluded), Three Centre Island Lights in Kitchen, Forced Air Gas Furnace and Humidifier, LG Washer and Dryer, Sub-Zero Fridge over Freezer Drawer, Ice Maker, Wolfe Gas Top Range with 6 Burners, Two Scavolini Steel Hoods with Fans and Lights, Backsplash in Kitchen, 2 Asko Dishwashers, Exterior Gas B.B.Q hook-up, Sauna and Related Equipment, Attached Built-ins, Wool Runner on Staircase, Attached Broadloom where Laid, Mirror in Bedroom #2, Exterior Lighting System, Lennox Forced Air Gas Heating and Cooling System, Garage Door Remotes, Security Equipment (owned) and Sauna Equipment and Wall Mirror in Exercise Room/Bedroom

Exclusions: All Outdoor Urns and Planters, Electric Light Fixture in Dining room and Living Room, All Lift Off Wall Mirrors and Art, Garden Furniture, BBQ, All Components for T.V's and Stereo Equipment, Area Carpets, Free Standing Wall Cabinet in Bedroom #3, Book Cases in Exercise Room/Bedroom, T.V's and Related Equipment in Master bedroom and Media Room, Any Security System Components that are not owned & Book Cases in Lower Level Hall, Two Wine Coolers in Lower Level and Hot Water Tank (Rental)

Legal Description: PT OF LT 50 & 51 PL 930 WYCHWOOD BRACONDALE DOVERCOURT DESIGNATED AS PARTS 2, 3 & 6 ON PLAN 66R-24366 TOGETHER WITH AN EASEMENT OVER PART OF LOT 51 ON PLAN 930 DESIGNATED AS PARTS 5 & 9 ON PLAN 66R24366 AS IN AT2160222 SUBJECT TO AN EASEMENT AS IN WA79840 TOGETHER WITH AN EASEMENT AS IN WA79840 SUBJECT TO AN EASEMENT OVER PART 2 ON PLAN 66R24366 IN FAVOUR OF PART OF LOT 51 ON PLAN 930 DESIGNATED AS PARTS 4,5,7 8 & 9 ON PLAN 66R24366 AS IN AT2160221 CITY OF TORONTO

Offered at: \$2,780,000.00
Lot Size: 20.9' x 137
Driveway: Mutual Driveway to Private Two Car Owned Garage
Comfort Systems: Forced Air Gas Heating and Cooling Systems

Property Taxes: \$12,119.04 – Annual for 2017
Possession: 90 days /Flexible

Notables:

One of the best mid-town Toronto locations with a beautiful tree lined street blended with contemporary and heritage features
Quiet Cul-de-Sac street with leafy trees
Located just down the Street from the Stables to Casa Loma and Casa Loma
The Interior and Exterior of the House were completely gutted and renovated in 2009 accented by recent renovations by the current Owner in 2014
Halogen Lighting as noted
Interior Cabinet Lighting and Under Cabinet Lighting in Kitchen
Abundance of Table land on a mature treed property offering peace & tranquility
Towering Oak Trees with a tailored garden
Bauhaus Front Entry Door
Extra Insulation added in Media Room Ceiling as well as in the Kitchen Ceiling to the Second floor for sound proofing
Brick wall between the pair of properties (into the attic)...see the Home Inspection
Cathedral Ceilings in Second and Master Bedroom for added sophistication
Gas BBQ Hook Up in rear Garden
Second Floor Linen Closet Plumbed for Laundry
All New Windows
In-Floor Heating in Lower Level (as noted)
Waterproofed Exterior
Two Car Detached Garage (currently used as Storage)
Exterior Irrigation System in rear and Front
Easy Access to the Downtown, Forest Hill and Yorkville and beyond
Winston Churchill Park, Spadina House and Gardens and Nordheimer Ravine Trails are nearby and are all within walking distance
The Fine Shops and Restos of Forest Hill, South Hill, the Annex and Yorkville are located nearby
Access to the TTC (via the bus)
The best of Private and Public Schools are nearby...
The York School, Bishop Strachan and Upper Canada College

Full Carson and Dunlop Inspection is available through the Listing Agent (by lin

Utilities:	Gas:-	\$1,352.85
	Hydro:-	\$4,568.94
	Water and Waste:-	\$1,434.60

As provided by the Seller for 2017 (an approximation)

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER,, and

SELLER,

for the property known as 331 Walmer Road, Toronto

..... dated the day of, 20.....

The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited is to be construed as expert legal, tax, or environmental advice.

The Buyer acknowledges that the deposit referred to herein shall be placed in Chestnut Park Real Estate Limited's (the deposit holder) statutory trust account which will earn interest at prime less Two point Two (2.20%) Percent. Provided that the interest earned is more than \$100.00 it shall be paid to the Buyer. Interest shall be paid to the date of completion only. No interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a Social Insurance Number for use on the required Revenue Canada T5 forms by no later than THIRTY (30) days following completion. Interest shall be paid to the SIN provider. If an interest cheque payable to the Buyer remains uncashed for longer than six (6) months it shall be cancelled by the deposit holder and the Buyer shall no longer be entitled to interest on the original deposit.

The Buyer's SIN is _____.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean any day, other than a Saturday, Sunday, or a statutory holiday in Toronto, Ontario, Canada.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

Schedule 'C' – 331 Walmer Road

Page 1 of 2

Please include the following clauses in all Agreements of Purchase and Sale and to form an integral part of the Agreement.

The information herein provided including but not limited to the feature sheets, Pre-inspection report (if any), (sketch of) survey and side report (if any), Tax bill (if any), and Floor plans for the property (if any) are to serve as a guide only for the prospective Buyer. Chestnut Park Real Estate Limited, Brokerage, the Seller for the property nor James Warren, Sales Representative makes any representation as to the accuracy and therefore the Buyer is requested to satisfy himself to the information contained herein.

The Buyer is requested to provide with any Agreements of Purchase and Sale a certified deposit cheque or bank draft of at least 10%. If the deposit cheque is not certified or tendered as a draft, then the Buyer agrees that he shall have one (1) business day from acceptance of the Agreement of Purchase and Sale to provide same to Chestnut Park Real Estate Limited, Brokerage in trust.

It is understood and agreed by both Seller(s) and Buyer(s) that for the purposes of clarification, all references made to the irrevocable time and date and times and dates specified in conditions of this offer, if any, will be deemed to reflect Toronto, Ontario, Canada, times and dates.

The parties to this agreement of Purchase and Sale acknowledge Chestnut Park Real Estate Limited, Brokerage that has recommended that they obtain advice from their legal counsel prior to signing this document. The parties further acknowledge that no information provided Chestnut Park Real Estate Limited, Brokerage is to be construed as expert legal advice. The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited, Brokerage is to be construed as tax, or environmental advice

The parties to this agreement acknowledge that the Province of Ontario has implemented the "Current Value Assessment" (CVA) system upon which property taxes are based. It is agreed that there shall be no claim made against any party to this agreement or any real estate broker or salesperson referred to herein, arising out of, or in any way related to assessment or property tax information in connection with the property.

Schedule 'C' – 331 Walmer Road

Page 2 of 2

For the purpose of this Agreement, the terms “banking days” or “business days” shall mean any day, other than a Saturday, Sunday, or a statutory holiday in Toronto, Ontario, Canada at 5pm of that day.

All measurements are provided in feet for the floor plans and property measurements on the feature sheet.

The Parties to this Agreement of Purchase and Sale agree to allow the Listing and Co-Operating brokers to use the location and picture of the property and Offering Price in their future marketing pieces, but not to release the sale price or parties names to this Agreement.

Home Inspection **REPORT SUMMARY**

This Report Summary reflects the key findings of our inspection at 331 Walmer Road, Toronto.

ABOUT THE HOME

This approximately 100-year-old semi-detached home has been completely gutted in the interior and is in excellent condition overall inside & out on all three levels.

- **Roofing** – The mid-life asphalt shingles are better than average quality and can typically last at least 20 years.
- **Exterior** – Many significant exterior upgrades have been performed both front & rear. The walls are covered with stucco/EIFS (Exterior Insulation Finishing System).
- **Structure** – The original home is a solid masonry structure and the 2-storey rear addition (with finished basement) is a wood structure. The common wall is also solid masonry all the way up to the peak of the attic.
- **Electrical** – The electrical system has been completely upgraded and includes a 200amp entry & breaker panel. Ground/arc fault circuit interrupters have also been installed.
- **Heating** – The 9-year-old gas-fired high-efficient furnace can typically last up to 20 years.
- **Cooling** – The a/c is the same age lasting up to 15 years.
- **Plumbing** - The visible supply plumbing in the home is copper & PEX, and the main water line in has been upgraded to copper. The visible waste piping inside the home is long lasting ABS. The kitchen & bathrooms have been done to high standards, including the main floor powder room.
- **Insulation** – The attic structure is in very good condition and the rafters/deck boards are aging well. There is an upgraded amount of insulation which will help control energy consumption, while improving comfort in the home.
- **Interior** – Excellent quality interior details were noted throughout the home. The basement has been completely professionally finished (& lowered) which includes a 3-piece bathroom & a large sauna.

ITEMS THAT MAY REQUIRE ATTENTION

We did not find any significant items that need immediate attention.

FOR THE BUYER

The first step is to review this Report Summary, which provides an unbiased overview of the home, based on our inspection. This Summary is very helpful, but not enough to make a home buying decision. The second step is to review the complete inspection report and attend an On-site Review with the inspector – contact us at 416-964-9415. The fee is roughly half the cost of a standard inspection. Without the second step, our liability is limited to the party for whom we performed the inspection.

What is a Home Inspection?

A home inspection and report is an in-field performance evaluation conducted to provide information about the present functional condition of the home, based on a visual inspection of the readily accessible features.

About the Report Summary

This Summary reflects the key findings from our inspection, but it is not a home inspection report, and it does not contain all the information provided in the full report.

The Carson Dunlop Difference

We are a consulting engineering company that has been a leader in home inspection since 1978. As Canada's oldest and largest home inspection company, we have performed tens of thousands of inspections. We have been involved in shaping the profession, and we provide education and report writing systems to inspectors across North America. We are passionate about homes and are committed to delivering outstanding value and exceptional customer service.

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inspection@carsondunlop.com
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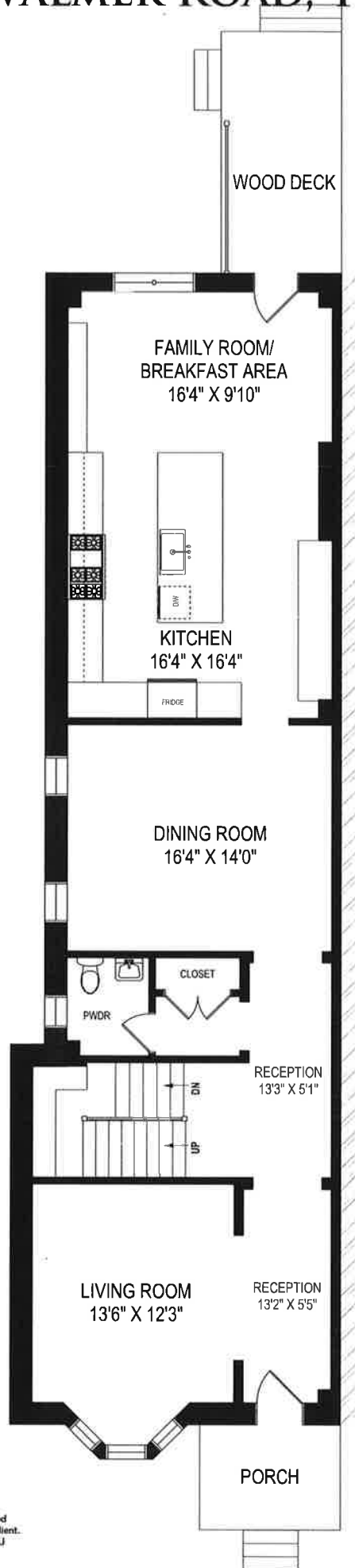


Home Inspection

331 WALMER ROAD, TORONTO

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416.323.5276 - Direct Line
416.520.5704 - Mobile
james@jameswarren.ca
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MAIN FLOOR
1353 SQUARE FEET
CEILING HEIGHT 9'0"

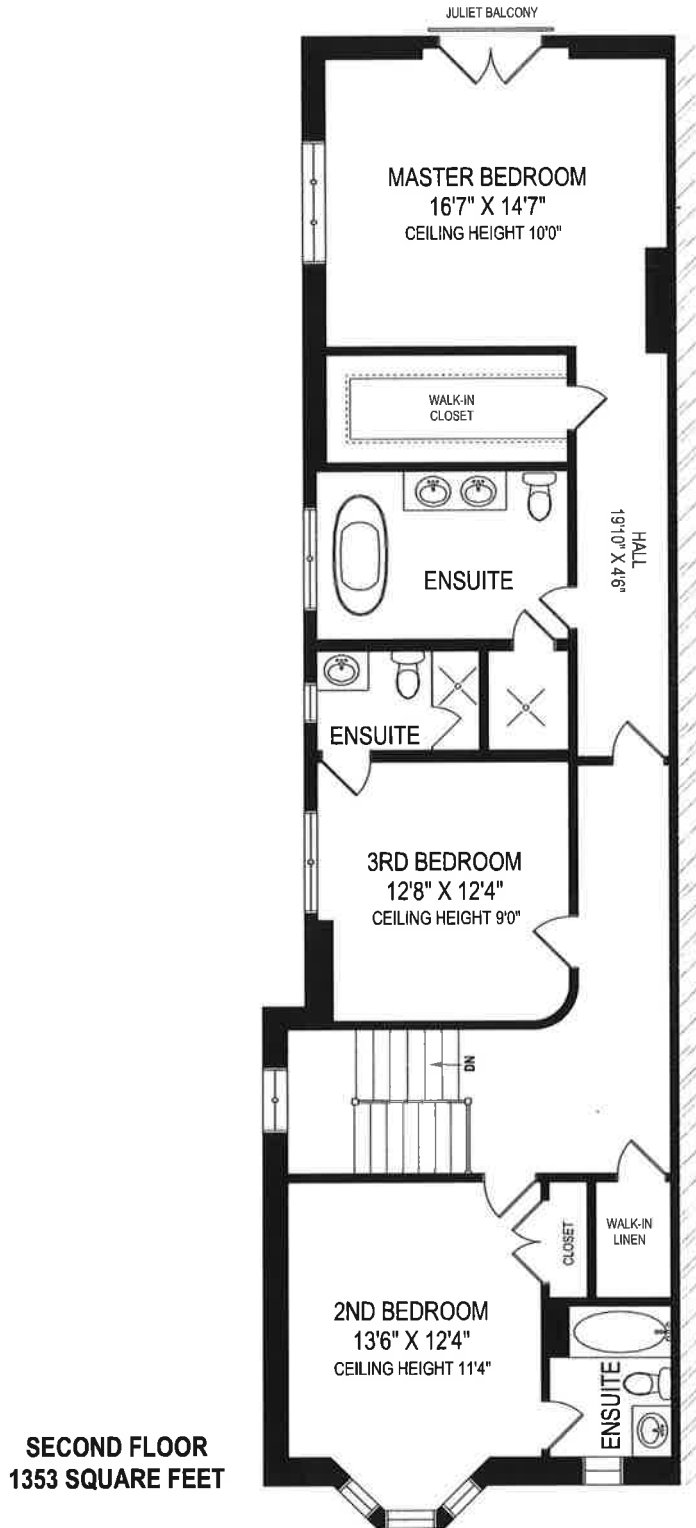


April 12, 2018

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

331 WALMER ROAD, TORONTO

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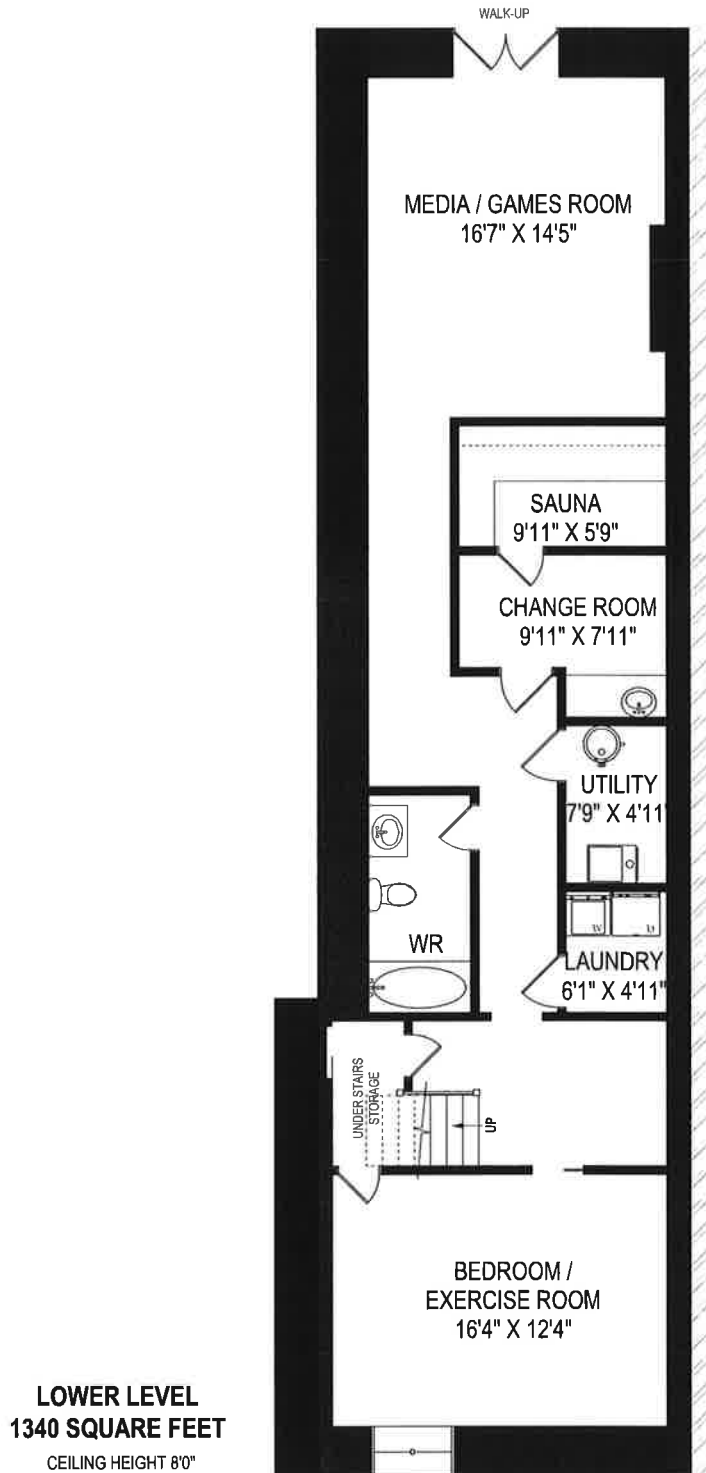


April 15, 2018

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PLAN OF SURVEY OF PART OF LOTS 50 AND 51 REGISTERED PLAN 930 AND PART OF THE COMMON ELEMENT OF THE METROPOLITAN TORONTO CONDOMINIUM PLAN NO 1017 CITY OF TORONTO

PE 8560
 RECEIVED AND DEPOSITED
 PLAN 66R-24366
 DATE: JUNE 10 2008
 DATE: JUL 6 17 2009

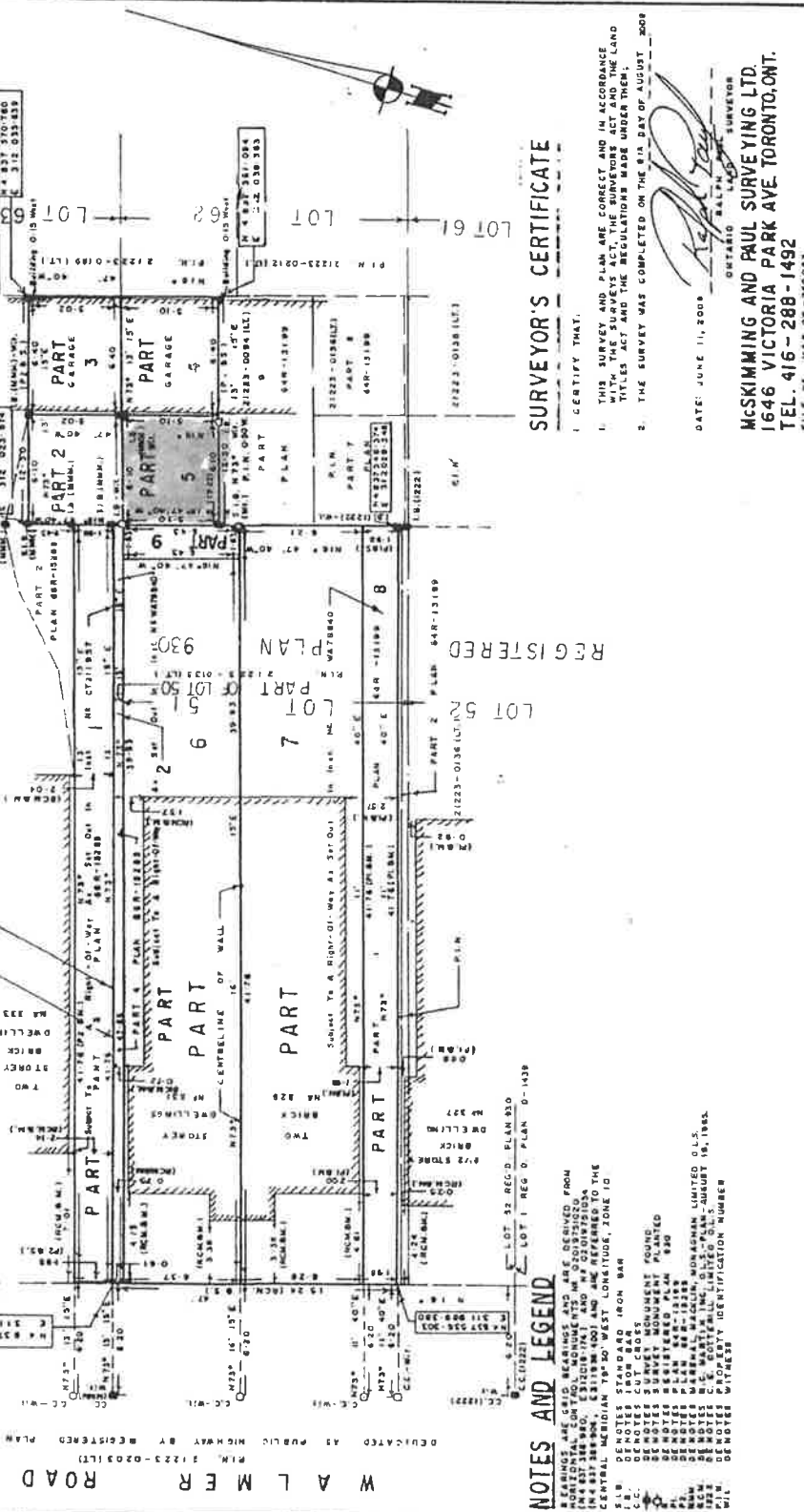
REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
 RECEIVED AND DEPOSITED
 PLAN 66R-24366
 DATE: JUNE 10 2008
 DATE: JUL 6 17 2009

ASST. SURVEYOR
 DEPT. LAND REGISTRATION FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (M-66)

DATE: JUNE 10 2008
 DATE: JUL 6 17 2009

PART	LOT	REGISTERED PLAN	P. L. N.
PART 1	PT 11 Common Element	MTEP 1017	M 1017007-0001-1007-0004
PART 2	PART OF LOT 50		ALL OF
PART 3			21223-0135(1U)
PART 4			
PART 5			
PART 6			
PART 7			
PART 8			
PART 9			

WALMER ROAD
 DEDICATED AS PUBLIC HIGHWAY BY REGISTERED PLAN 930
 R.L.N. 21223-003(1L) TO 21223-003(1L)



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF AUGUST 2009

NOTES AND LEGEND

BEARINGS AND GRID BEARINGS AND ARE DERIVED FROM THE METROPOLITAN TORONTO CONDOMINIUM PLAN NO 1017 (MTEP 1017) AND ARE REFERRED TO THE CENTRAL MERIDIAN 79°50' WEST LONGITUDE, ZONE 10
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DATE: JUNE 11, 2009
 SURVEYOR
 McSKIMMING AND PAUL SURVEYING LTD.
 1646 VICTORIA PARK AVE. TORONTO, ONT.
 TEL. 416-288-1492
 FILE NO. MAP OR 280083

For further information, please call:

James Strathy Warren

Sales Representative

Chairman's Award for sales volume in 2013*, 2014, 2015, 2016 and 2017

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Chestnut Park Real Estate Limited, Brokerage.

(416) 925-9191 – Office & Pager



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Prospective Purchasers should satisfy themselves regarding the accuracy of the information contained in this feature sheet. The information is provided by sources we believe to be reliable, but which may not be, and which we therefore cannot guarantee