

Display Room Dimensions in

Prepared by **GEORGE ONEILL, Salesperson**  
**ROYAL LEPAGE ESTATE REALTY, BROKERAGE**  
 2301 Queen Street East, Toronto, ON M4E1G7  
 416-690-5100  
 11/27/2008



36 Enroutes St \$532,000  
 Toronto, Ontario M4E3X8 E02 116-27-Q  
**SPIS: Y** **Taxes:** \$4,392.11/2008

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Detached **Fronting On:** N **Rooms:** 10  
 3-Storey **Acreage:** **Bedrooms:** 3  
**Dir/Cross St:** Main/Gerrard **Washrooms:** 3  
**Lot:** 25X120.18 Feet 1x2xMain,  
**Lot Irreg:** 1x4x2nd, 1x4x3rd

**MLS#:** E1517806 **DOM:** 3 **Possession:** 30 Tba

**PIN#:** 210130589 **Contract Date:** 11/24/2008

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> Y  <b>Basement:</b> Part Fin</p> <p><b>Fireplace/Stv:</b> N  <b>Heat:</b> Gas                  Baseboard</p> <p><b>CAC:</b> Y <b>Central Vac:</b> Y  <b>Apx Age:</b> 0-5  <b>Apx Sqft:</b> 2000-2500  <b>Assessment:</b></p> <p><b>Elevator:</b> <b>Laundry Lev:</b> Lower</p>	<p><b>Exterior:</b> Brick</p> <p><b>Drive:</b> Private  <b>GarType/Spaces:</b> Built-In/1  <b>Parking Spaces:</b> 1</p> <p><b>UFFI:</b>  <b>Pool:</b> None</p> <p>Level                  Park                  Public Transit                  Rec Centre                  School</p>	<p><b>Zoning:</b>  <b>Cable TV:</b> <b>Hydro:</b>  <b>Gas:</b> <b>Phone:</b>  <b>Water:</b> Municipal  <b>Water Supply:</b>  <b>Sewers:</b> Sewers  <b>Spec Desig:</b> Unknown  <b>Farm/Agr:</b>  <b>Waterfront:</b>  <b>Retirement:</b></p>
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#	Room	Level	Dimensions (ft)			
1	Foyer	Main	16.47 x 6.33	Curved Stairs	Closet	Tile Floor
2	Living	Main	20.41 x 9.58	Open Concept	W/O To Yard	Hardwood Floor
3	Dining	Main	10.43 x 7.22	Combined W/Kitchen	O/Looks Backyard	Tile Floor
4	Kitchen	Main	10.43 x 10.07	B/I Dishwasher	Open Concept	Tile Floor
5	Family	2nd	15.98 x 13.78	Vaulted Ceiling	Open Concept	Hardwood Floor
6	Sitting	2nd	9.58 x 7.68	Combined W/Family	Large Window	Hardwood Floor
7	2nd Br	2nd	14.47 x 9.88	Closet	Hardwood Floor	
8	3rd Br	2nd	14.40 x 9.81	Closet	Hardwood Floor	
9	Master	3rd	13.91 x 12.17	Ensuite Bath	W/O To Balcony	W/I Closet
10	Cold/Cant	Bsmt	9.68 x 5.74	Concrete Floor		

Lovely Large (Over 2,000 Sq Ft) 3 Bedrm Home In Desirable Upper Beach Estates. First Time Offered By Original Owners Who Purchased Home Approx. 3 Yrs Ago New From Builder. Media/Family Rm On 2nd Floor With Soaring 2-Storey Ceilings, Large Windows, Hardwood Flrs, Open Concept Kitchen, Dining & Living Rms On Main Level W/ Walkout To Backyard, 3rd Flr Master Retreat With Private Balcony, Bath, Walk-In Closet, Single Car Garage, Private Drive. Near Ttc & Go Stns.  
 Fridge, Stove, Dishwasher, Clothes Washer And Dryer, All Elfs, Gb&E, Central Vacuum. Exclude Some Drapes, Rods And Hangers.

ROYAL LEPAGE ESTATE REALTY, BROKERAGE (416) 690-5100

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