



224 Betty Ann Dr
Toronto Ontario M2R1A7
 Toronto C07 Willowdale West Toronto 103-19-D
Taxes: \$4,395.45 / 2015 **For:** Sale **% Dif:** 130
Contract Date: 10/14/2015 **Sold Date:** 10/23/2015
SPIS: N **Last Status:** Sld **DOM:** 9

Sold: \$1,299,000
List: \$998,000

Detached **Fronting On:** N **Rms:** 6 + 5
 Sidesplit 3 **Acreage:** **Bedrooms:** 3 + 1
 50 x 133.48 Feet **Washrooms:** 3
Irreg: 1x4xMain, 1x2xLower, 1x2xUpper
Dir/Cross St: Yonge & Sheppard

MLS#: C3339878 **PIN#:**

Kitchens: 1 + 1	Exterior: Brick	Zoning: R4
Fam Rm: N	Drive: Private	Cable TV: Hydro:
Basement: Fin W/O / Sep Entrance	Garage: Built-In / 1.0	Gas: Phone:
Fireplace/Stv: Y	Park Spaces: 4	Water: Municipal
Heat: Forced Air / Gas	UFFI:	Water Supply:
A/C: Central Air	Pool: None	Sewer: Sewers
Central Vac:	Prop Feat:	Waterfront:
Apx Age:		Retirement: N
Apx Sqft:		Farm/Agr:
Assessment:		Oth Struct:
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.71	x 17.22	Hardwood Floor Gas Fireplace Large Window
2	Dining	Main	9.64	x 12.17	Hardwood Floor Breakfast Bar Combined W/Kitchen
3	Kitchen	Main	10.59	x 11.55	Marble Floor Heated Floor Skylight
4	2nd Br	Main	10.82	x 11.94	Hardwood Floor Closet O/Looks Garden
5	3rd Br	Main	13.19	x 11.41	Hardwood Floor W/O To Deck
6	Master	Upper	14.86	x 10.63	Hardwood Floor Ensuite Bath W/I Closet
7	4th Br	Lower	12.99	x 11.51	Broadloom Closet
8	Kitchen	Lower	11.15	x 11.48	Laminate Double Sink
9	Family	Lower	12.40	x 23.39	Broadloom Brick Fireplace
10	Cold/Cant	Lower	5.25	x 6.00	Broadloom

Client Remks: Rarely Available Sidesplit 3! Prof. Designed Fresh Reno, Modern & Ready To Move In! Custom Steel/Glass Entrance Overhang; Heated Crema Marble Floors In New Kitchen & Main Bathroom; Caesar Stone Counters; Smart Home Features Incl. Intelligent Lighting, & Central Sound. Gas & Wood Burning Fireplaces; Finished Basement & Sep. Entrance; Custom Cedar Deck With B/I Lights; Private Mature Landscaped Yard; Interlock D/W & Patio; Walk To Schools & Ttc; Unique Find!

Extras: New Ss:Samsung Fridge&Gas Range, Frdgdaire Dishwasher, Silhouette Hood; All Elfs & Window Coverings; Nest; Ipad; Fob & Frnt Door Sensor; B/I Speakers. Regency Gas Fireplace&Remote; Kenmore Fridge; Maytag Washer&Dryer; Projector.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300