

	JULIAN CASALLAS		FOR SALE
	Broker		
	jcasallas@gmail.com		
	416-509-0963 RE/MAX HALLMARK YORK GROUP REALTY LTD., BROKERAGE		

10 Artesian Ind. Parkway, Bradford/West Gwillimbury, Ontario L3Z 3G3

Listing

10 Artesian Ind. Pkwy Bradford/West Gwillimbury
Active / Residential Freehold / Vacant Land

MLS®#: **N5465267**
 List Price: **\$720,000**



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr:	\$1,055.77/2021	Transaction:	Sale
SPIS:	No	DOM	62
Legal Desc:	Pt Lt 17 Con 8 West Gwillimbury Pt 1 51R760 ; **		
Style:		Rooms Rooms+:	+0
Fractional Ownership:		BR BR+:	0(0+0)
Assignment:		Baths (F+H):	0(0+0)
Link:		SF Range:	
Stories:		SF Source:	
Lot Front:	100.00	Fronting On:	W
Lot Depth:	200.00		
Lot Size Code:	Feet		
Zoning:	Fd & Ep		
Dir/Cross St:	Line 8 And Artesian Ind Pky		
Seller:	Arthur Joseph Leblanc		

PIN #: **580410018**
 Holdover: **60**
 Possession: **Tba**

ARN #: **431202000526200**

Contact After Exp: **No**
 Occupancy: **Vacant**
 Possession Date:

Kitch Kitch + **(0+)**
 Waterfront: **None**
 Property Feat:

Utilities: **No Gas, No Hydro, No Sewers, No Cable, No Telephone**
 Water: **None**
 Sewers: **None**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Don't Miss Out...Vacant Land In The Heart Of Bradford West Gwillimbury. Zoned Future Development With Some Ep Land. Walking Distance To Go Train.Easy Access To Proposed 400/404 Link. Buyer To Satisfy Themselves As Per Conservation.**

Extras: **Legal Desc Con't:** Bradford-Wgw; Subject To Execution 97-00709, If Enforceable. Must Be Sold Together With Property Directly Beside, Located At 2306 Line 8 Bradford.**

Broker Rmks: **Please Do Not Walk Property Without An Appointment. Attach Form 801 To All Offers.72 Hr Irrevocable A Must As Per Sellers Request. Buyer & Buyer Agent To Verify Measurements, Taxes, Zoning And Complete Own Due Diligence.**

Mortgage Comments:

Brokerage Information

Financing:	--	Perm to Advertise: Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:				
List Brokerage:	ROYAL LEPAGE RCR REALTY, BROKERAGE		Phone:	905-775-5557
List Brkr Addr:	3-140 Holland St W,Box 1553, Bradford L3Z 2B8		Fax:	905-775-9075
List Salesperson:	GEORGEINA HELEN BLYTH, Broker		Phone:	800-467-8830
List Brokerage 2:	ROYAL LEPAGE RCR REALTY, BROKERAGE		Phone:	905-775-5557
List Brkr 2 Addr:	3-140 Holland St W,Box 1553, Bradford L3Z 2B8		Fax:	905-775-9075
List Salesperson 2:	ROBIN P. EVANS, Salesperson		Phone:	905-953-6200
Contract Date:	01/05/2022	Leased Terms:		
Cancellation Date:		Expiration Date:	07/05/2022	Original \$: \$720,000
Last Update:	01/05/2022	CB Comm:	2.5% With Thanks	

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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10 Longview Drive, Bradford/West Gwillimbury, Ontario L3Z 2H1

Listing

10 Longview Dr Bradford/West Gwillimbury
Active / Residential Freehold / Rural Residence

MLS® #: N5525979
List Price: \$799,000
New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,300.00/2022** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **Pcl 8-1 Sec 5Lm271; Pt Lt 8 Pl 51M271, Pt 5 5Lr152**

Style: **Bungalow Raised** Rooms Rooms+: **7+4**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: SF Range: **1500-2000**
 Stories: SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **29.57** Fronting On: **W**
 Lot Depth: **121.12**
 Lot Size Code: **Feet**

Zoning: **R1**
 Dir/Cross St: **Northgate L On Longview**

Seller: **Comeau, Chantal; Graham, Brett**

Recent: **03/07/2022 : NEW**

Next OH: **Member: Sat Mar 12, 1:00PM-3:00PM**

PIN #: **580320030**
 Holdover: **30**
 Possession: **Or 90 Days**

ARN #: **431201000240700** Contact After Exp: **No**
 Occupancy: **Owner Plus Tenant**
 Possession Date: **2022-05-17**

Kitch Kitch + **2 (1+1)**
 Fam Rm: **No**
 Basement: **Yes/Full, Separate Entrance**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **16-30**
 Waterfront: **None**
 Retirement: **No**
 Property Feat: **Park, Place of Worship,
 Public Transit, School**

Exterior: **Brick, Vinyl Siding** Utilities: **Gas, Hydro, Sewers, Cable,**
 Drive: **Private** Telephone
 Gar/Gar Spcs: **Attached Garage/1.0** Water: **Municipal**
 Drive Pk Spcs: **4.00** Sewers: **Municipal**
 Tot Pk Spcs: **5.00** Special Desig: **Unknown**
 Pool: **None**

Remarks/Directions

Client Rmks: **Raised Bungalow With Convenient Access To Schools, Parks, Churches, Shopping & Public Transportation. The Upstairs Is Bright And Offers Great Living Space Including 3 Bedrooms And 1 Bath, Garage, Access To The Back Yard & Laundry. The Downstairs Space Offers A Well Lit Living Room, Kitchen, Bedroom And Bathroom(Renovated 2021), Plus Access To The Large Fenced Back Yard & Laundry. Legal Duplex. Great Space For Yourself Or An Investment Property!**

Extras: **Legal Des Cont'd: Part 5, 51R 15271 Bradford**Interboard Listing: Niagara R. E. Assoc****

Broker Rmks: **Offers Registered By 4Pm Mar 14. Email To La. Offers After 4Pm Not Presented. No Bully Offers. No Sentrilock 1 Day Code. 1 Tenant Occupies Main Flr, Month To Month.**Listed By Coldwell Banker Momentum Realty**289-876-8886**Vanessa Wilson**289-931-0566****

Appointments: **289-931-0566**

Mortgage Comments: **Seller To Discharge**

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **Coldwell Banker Momentum Realty, Brokerage** Phone: **289-876-8886**
 List Brkr Addr: **1400 Don Mills Rd, Toronto M3B 3N1** Fax: **000-000-0000**
 List Salesperson: **VANESSA WILSON** Phone: **289-931-0566**
 Contract Date: **03/02/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/11/2022** Original \$: **\$799,000**
 Last Update: **03/07/2022** CB Comm: **2% Plus Hst**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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55 Mccann Crescent, Bradford/West Gwillimbury, Ontario L3Z 0M5

Listing

55 Mccann Cres Bradford/West Gwillimbury

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: N5522110

List Price: **\$799,000**

New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,526.98/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Plan 51M927 Pt Blk 125 Rp 51R37013 Parts 10 To 13**

Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **19.00** Fronting On: **N**
 Lot Depth: **96.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **8th Line & Rogers Tr**

Seller: **Brenda Wilson**
 Recent: **03/03/2022 : NEW**

PIN #: **0**
 Holdover: **0**
 Possession: **Tba**

ARN #:

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat:

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Built In Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Perfect 3 Bedroom Townhome In A Family Friendly Neighborhood * Open Concept Living/Dining W/Gas Fireplace * Eat-In Kitchen W/Granite Counters & S/S Appliances * Breakfast Area W/Walk-Out To Yard * Primary Bedroom W/4Pc Ensuite & W/I Closet * Fully Fenced 96Ft Backyard * Close To Schools, Parks, Shopping, Transit & More!**

Extras: **Include Existing: Fridge; Stove; Dishwasher; New Washer & Dryer; All Light Fixtures; All Window Coverings; Water Filter; Rent To Own Ac; Hwt (Rental) * Visit Virtual Tour @ Www.55Mccann.Ca**

Broker Rmks: **Offer Presentation On March 15 @ 7Pm* Kindly Register Offer By 5Pm Presenting @ 7Pm * Kindly Email Any Offers To Sold@Hansteam.Ca * Thank You For Showing! ** Less \$ \$299Af ***

Appointments: **Lockbox**

Mortgage Comments: **Treat As Clear ** Less \$299Af**

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:

Perm to Advertise: **No**

Contact After Expired: **No**

List Brokerage: [HOMELIFE EAGLE REALTY INC., BROKERAGE](#)
 List Brkr Addr: **13025 Yonge St Unit 202, Richmond Hill L4E 1A5**
 List Salesperson: [HANS OHRSTROM, Broker of Record](#)
 List Brokerage 2: [HOMELIFE EAGLE REALTY INC., BROKERAGE](#)
 List Brkr 2 Addr: **13025 Yonge St Unit 202, Richmond Hill L4E 1A5**
 List Salesperson 2: [HICRAN AKKURT, Salesperson](#)

Contract Date: **03/03/2022**
 Cancellation Date:
 Last Update: **03/08/2022**

Leased Terms:
 Expiration Date: **07/15/2022**
 CB Comm: **2.5%****

Phone: **905-773-7771**
 Fax: **416-987-1282**
 Phone: **905-773-7771**
 Phone: **905-773-7771**
 Fax: **905-773-4869**
 Phone: **416-435-1554**

Original \$: **\$799,000**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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145 Matthewson Avenue, Bradford/West Gwillimbury, Ontario L3Z 0P3

Listing

145 Matthewson Ave Bradford/West Gwillimbury
Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: N5526525
List Price: \$799,900
New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$2,994.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **Plan 51M1000 Pt Blk 2 Rp 51R38925 Parts 19 To 21**
 Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: SF Range:
 Stories: **2.0** SF Source:
 Lot Front: **19.69** Fronting On: **N**
 Lot Depth: **93.50**
 Lot Size Code: **Feet**
 Dir/Cross St: **Professor Day Drive/8th Line**
 Seller: **Roman Elenovich & Svetlana Elenovitch**
 Recent: **03/07/2022 : NEW**

PIN #: **580322346**
 Holdover: **60**
 Possession: **Tbd**

ARN #: **431201000223570**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat:

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Beautiful 3 Bedroom Townhome In Quiet, Family-Friendly Neighbourhood* Bright, Open Concept Floorplan W 9Ft Ceilings On Main* Spacious Kitchen W Extended Cabinets & Ss Appls O/Looking Living/Dining Areas* Primary Bedroom W W/I Closet & Closet Organizers* W/O To Fully-Fenced Private Backyard W Large Deck & Fruit Trees!* Close To All Amenities! Steps To Parks, Rec, Schools & More!***

Extras: **Includes Ss Fridge, Ss Stove, Ss Microwave Rangehood, Ss Dishwasher, Washer & Dryer, All Elf's, Freezer In Bsmt, Gazebo, Patio Furniture & Bbq * Newly Upgraded Stairs & 4Pc Main Washroom***

Broker Rmks: **Thank You For Showing! For All Q's, Contact Anna (416)822-4623. Offer Presentation March 15th, Must Register By 5Pm, Presenting @7Pm. All Offers Will Be Presented By La. Please Send Your Offer, 801 & Attached Schedule B To Anna@Nextlevelrealty.ca**

Mortgage Comments:

Brokerage Information

Financing: **--**

Perm to Advertise: **No**

Contact After Expired: **No**

Buyer Agency Compensation Remarks:

List Brokerage: [RE/MAX REALTRON NEXT LEVEL REALTY, BROKERAGE](#)

List Brkr Addr: **1140 Stellar Dr #108, Newmarket L3Y 7B7**

List Salesperson: [ANNA SHIRAZI, Broker of Record](#)

List Brokerage 2: [RE/MAX REALTRON NEXT LEVEL REALTY, BROKERAGE](#)

List Brkr 2 Addr: **1140 Stellar Dr #108, Newmarket L3Y 7B7**

List Salesperson 2: [MARIA KAGAN, Salesperson](#)

Contract Date: **03/07/2022**

Leased Terms:

Cancellation Date:

Expiration Date: **08/30/2022**

Last Update: **03/07/2022**

CB Comm: **2.5%**

Phone: **905-898-1211**

Fax: **905-898-7345**

Phone: **416-822-4623**

Phone: **905-898-1211**

Fax: **905-898-7345**

Phone: **647-400-5385**

Original \$: **\$799,900**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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205 Orr Drive, Bradford/West Gwillimbury, Ontario L3Z 0S2

Listing

205 Orr Dr Bradford/West Gwillimbury

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: **N5521752**

List Price: **\$799,900**

New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,600.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Plan 51M1017 Pt Blk 333 Rp 51R39220 Parts 14 & 15**

Style: **2 Storey** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range:
 Stories: **2.0** SF Source:
 Lot Irreg: **Premium 110Ft** Lot Acres:
Deep Lot!

Lot Front: **25.00** Fronting On: **N**

Lot Depth: **110.00**

Lot Size Code: **Feet**

Dir/Cross St: **10th Sdrd & Holland St W**

Seller: **Patricia Moreno Jimenez & Sepehr Seyed Hosseini**

Recent: **03/03/2022 : NEW**

PIN #: **0**
 Holdover: **Tba**
 Possession: **Tba**

ARN #:

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Full, Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat: **Park, Public Transit, School**

Exterior: **Brick, Vinyl Siding**
 Drive: **Private**
 Gar/Gar Spcs: **Built In Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Perfect 3 Bedroom Town Home * Family Friendly Neighbourhood * Premium 110Ft Deep Lot * Open Concept Living/Dining * Eat-In Kitchen W/ S/S Appl + Centre Island + Backsplash & Quartz Counters * Breakfast Area W/W/O To Yard * Family Rm Open To Kitchen W/ W/O To Yard * Master Bedroom W/4Pc Ensuite & W/I Closet * Quartz Countertops In Washrooms * Oversized Fully Fenced Backyard * Landscaped & Interlocked Front & Backyard * Close To Schools, Parks, Transit & More!**

Extras: **Include Existing: Fridge; Stove; Dishwasher; Washer & Dryer; New Central Air Humidifier; All Light Fixtures; All Window Coverings; Hwt (Rental) * Visit Virtual Tour @ Wwww.205Orr.Ca**

Broker Rmks: **Offer Presentation On March 14th @ 7Pm * Kindly Register Offer By 5Pm Presenting @ 7Pm * Kindly Email Any Offers To Sold@Hansteam.Ca * Thank You For Showing! **Less \$299Af .**

Appointments: **Lockbox**

Mortgage Comments: **Treat As Clear ** Less \$299Af**

Brokerage Information

Financing: **--**

Perm to Advertise: **No**

Contact After Expired: **No**

Buyer Agency Compensation Remarks:

List Brokerage: **HOMELIFE EAGLE REALTY INC., BROKERAGE**

List Brkr Addr: **13025 Yonge St Unit 202, Richmond Hill L4E 1A5**

List Salesperson: **HANS OHRSTROM, Broker of Record**

List Brokerage 2: **HOMELIFE EAGLE REALTY INC., BROKERAGE**

List Brkr 2 Addr: **13025 Yonge St Unit 202, Richmond Hill L4E 1A5**

List Salesperson 2: **ARVIN KIANI, Salesperson**

Contract Date: **03/03/2022**

Leased Terms:

Cancellation Date:

Expiration Date: **06/20/2022**

Last Update: **03/03/2022**

CB Comm: **2.5%****

Prepared By: **JULIAN CASALLAS, Broker**

Phone: **905-773-7771**

Fax: **416-987-1282**

Phone: **905-773-7771**

Phone: **905-773-7771**

Fax: **905-773-4869**

Phone: **647-880-6398**

Original \$: **\$799,900**

Date Prepared: **03/08/2022**

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129 Maplegrove Avenue, Bradford/West Gwillimbury, Ontario L3Z 1R9

Listing

129 Maplegrove Ave Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5518068**
 List Price: **\$849,900**
 New Listing

**Simcoe/Bradford West Gwillimbury/Bradford**

Tax Amt/Yr: **\$3,736.50/2021** Transaction: **Sale**
 SPIS: **No** DOM: **7**
 Legal Desc: **Pt Lt 16 Pl 51M229 Pt 6 51R13969 Bradford**
 Style: **2 Storey** Rooms Rooms+: **11+0**
 Fractional Ownership: BR BR+: **5(4+1)**
 Assignment: Baths (F+H): **3(3+0)**
 Link: **Yes** SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **30.00** Fronting On: **E**
 Lot Depth: **115.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Holland St E/Simcoe Rd**
 Seller: **Mamdouh Khattas & Mariam Gayed**
 Recent: **03/01/2022 : NEW**

PIN #: **0**
 Holdover: **0**
 Possession: **Tba**

ARN #:

Contact After Exp: **No**
 Occupancy: **Tenant**
 Possession Date:

Kitch Kitch + **2 (1+1)**
 Fam Rm: **No**
 Basement: **Yes/Apartment, Finished W/O**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Retirement: **No**
 Property Feat: **Park, Public Transit, School**

Exterior: **Alum Siding, Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**

Utilities: **Gas, Hydro, Sewers, Cable, Telephone**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Perfect 4+1 Bedroom Family Home * 2 Car Garage * Legal 1 Bdrm Apt * Eat-In Kitchen W/ Hw Floors + W/O To Deck * Family Rm W/Gas Fireplace Overlooking The Backyard * Separate Dining Rm * Spacious Master Bdrm W/Jet Soaker Tub + W/I Closet * W/O Bsmt Apartment W/ Large Rec Rm + 2nd Kitchen + Bdrm + Separate Laundry * New Carpet Throughout * New Staircase Railing W/Iron Pickets * New Hw Floor Finish * New Light Fixtures * Fresh Paint * Roof '21; Furnace + A/C '17**

Extras: *** New Driveway * Upgraded 2Tier Deck * Steps To Shopping, Parks, Transportation, Schools, Restaurants & More! Include Existing: 2 Fridges; 2 Stoves; Dishwasher; 2 Washers & Dryers; Microwave; All Light Fixtures; All Window Coverings**

Broker Rmks: **Visit Virtual Tour * Vacant Possession Available * Follow Covid-19 Protocols For All Showings * Offer Presentation On March 8, Register By 3Pm Presenting @ 5Pm * Kindly Email Any Offers To Michael@Michaeldol.Com * Thank You For Showing!**

Mortgage Comments:

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:
 List Brokerage: **RE/MAX WEST REALTY INC., BROKERAGE**
 List Brkr Addr: **1678 Bloor St., West, Toronto M6P 1A9**
 List Salesperson: **MICHAEL DOLZHYKOV, Broker**
 Contract Date: **03/01/2022**
 Cancellation Date:
 Last Update: **03/01/2022**

Perm to Advertise: **Yes**
 Leased Terms:
 Expiration Date: **05/31/2022**
 CB Comm: **2.5%**

Contact After Expired: **No**
 Phone: **416-769-1616**
 Fax: **416-769-1524**
 Phone: **416-835-8189**

Original \$: **\$849,900**Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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68 William Street, Bradford/West Gwillimbury, Ontario L3Z 1W8

Listing

68 William St Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5524613**
 List Price: **\$869,000**
 New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,680.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Pt Lt 5 W/S William St Pl 122A As In Ro329116; Co.**
 Style: **Bungalow** Rooms Rooms+: **9+0**
 Fractional Ownership: BR BR+: **5(3+2)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range:
 Stories: **1.0** SF Source:
 Lot Front: **42.81** Fronting On: **W**
 Lot Depth: **127.54**
 Lot Size Code: **Feet**
 Dir/Cross St: **Simcoe St/ Centre St**
 Seller: **Paresh Patel & Hardik Kachhia**
 Recent: **03/04/2022 : NEW**

PIN #: **580220063**
 Holdover: **90**
 Possession: **Flexible/Vacant**

ARN #: **431201000503500**

Contact After Exp: **No**
 Occupancy: **Vacant**
 Possession Date: **2022-04-01**

Kitch Kitch + **2 (1+1)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Separate Entrance**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Property Feat:

Exterior: **Brick**
 Drive: **Available**
 Gar/Gar Spcs: **Detached Garage/2.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**

Utilities: **Gas, Hydro, Sewers, Cable, Telephone**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Other**

Remarks/Directions

Client Rmks: **Welcome To 68 William St. Immaculate ,Charming Renovated(2022) 3+2 Bed All Brick Detached Bungalow Sitting On Huge Lot(42*127) In Desirable Area. Featuring Quartz Countertop With B/S And S/S Appliances, Laminated Flooring Throughout. 2 Bed In-Law Suite Or Potentially Rental Income. Separate Entrance For Basement. Possibility Of Separate Laundry. Big Driveway And Huge Garage Can Park 2 Car And Can Make Workshop Area. Must See. Close To All Major Amenities.**

Extras: **2 Stove, Dishwasher, 2 Fridge(As Is), Washer, Dryer, A/C. Hwt Owned**

Broker Rmks: **Offer Presentation 12th March,2022. Seller Reserves Right To Review/Accept Preemptive Offer. Seller/La Do Not Warrant Retrofit Status Of The Basement. Please Send All Offer To Hkachhia01@Gmail.Com Attach Sch B And 801. Buyer/Ba To Verify All Measurements And Taxes**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **HOMELIFE G1 REALTY INC., BROKERAGE** Phone: **905-793-7797**
 List Brkr Addr: **202 - 2260 Bovaird Dr East, Brampton L6R 3J5** Fax: **905-593-2619**
 List Salesperson: **HARDIK KIRITBHAI KACHHIA, Salesperson** Phone: **647-331-3870**
 Contract Date: **03/03/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/31/2022** Original \$: **\$869,000**
 Last Update: **03/04/2022** CB Comm: **2.5% + Hst**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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60 Blackwell Crescent, Bradford/West Gwillimbury, Ontario L3Z 4L3

Listing

60 Blackwell Cres Bradford/West Gwillimbury

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: N5522795

List Price: **\$875,000**

New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr:	\$3,846.66/2021	Transaction:	Sale
SPIS:	No	DOM	5
Legal Desc:	Part Block 13 Plan 51M1166		
Style:	2 Storey	Rooms Rooms+:	7+0
Fractional Ownership:	No	BR BR+:	4(3+1)
Assignment:	No	Baths (F+H):	3(2+1)
Link:		SF Range:	1500-2000
Stories:	2.0	SF Source:	
Lot Irreg:	See Registry For Full	Lot Acres:	< 0.50
Legal Description			
Lot Front:	20.01	Fronting On:	N
Lot Depth:	98.43		
Lot Size Code:	Feet		
Dir/Cross St:	Holland St W & Melbourne Dr		
Seller: Concetta Quintieri & Michael Martins			
Recent: 03/03/2022 : NEW			

PIN #: **90**
 Holdover: **60-90 Days/Tba**
 Possession: **60-90 Days/Tba**

ARN #:

Contact After Exp: **No**
 Occupancy: **Tenant**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full, Unfinished**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **0-5**
 Elevator: **No/None**
 Retirement: **No**
 Property Feat: **Rec Centre, School**

Exterior: **Brick, Stone**
 Drive: **Private**
 Gar/Gar Spcs: **Built In Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 UFFI: **No**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Must-See Home In Prime Neighbourhood!! **1. 100% Freehold, Brick & Stone Exterior! **2. No-Sidewalk=total 3-Car Parking! **3. Added Privacy W/No Neighbours Behind & Privacy Fence In Rear **4. Hard-To-Find Huge 17'X13' Master W/Walk-In Closet, Ensuite W/Soaker Tub & Separate Shower **5. Beautiful Modern Kitchen W/Quartz Counters, Undermount Sink & Stainless Steel Appliances. **6. Soaring 9-Ft Ceilings, Gas Fireplace, Oak Hardwood Floors/Staircase & More!**

Extras: **Located On Quiet Crescent Walking Distance To 4 Schools, Grocery, Restaurants. 5 Min To 400 & Bradford Go. S/S Whirlpool Fridge, Glass-Top Stove, Dishwasher, Washer & Dryer, Hoodfan. Central Vac Rough-In & 3-Pc Bathroom R/I In Basement.**

Broker Rmks: ***Property Still Available* Showings 10Am-8Pm Daily, 1 Day Notice. Offers Graciously Accepted On Mon, March 7. Must Register By 4Pm Invest@Ainsleesper.Com. Home Still Covered Under 2-Year & 7-Year Tarion Warranty. Include Form 801/Sched B/C. Hwt Rental.**

Appointments: **905-565-9200**

Mortgage Comments: **Treat As Clear**

Brokerage Information

Financing:	--	Perm to Advertise: Yes	Contact After Expired:	No	
Buyer Agency Compensation Remarks:					
List Brokerage:	RIGHT AT HOME REALTY INC., BROKERAGE		Phone:	905-565-9200	
List Brkr Addr:	480 Eglinton Ave West #30, Mississauga L5R 0G2		Fax:	905-565-6677	
List Salesperson:	AINSLEE ASPER, Salesperson		Phone:	647-885-4832	
Contract Date:	03/03/2022	Leased Terms:			
Cancellation Date:		Expiration Date:	06/03/2022	Original \$:	\$875,000
Last Update:	03/08/2022	CB Comm:	2.5% + Hst		

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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95 Mccann Crescent, Bradford/West Gwillimbury, Ontario L3X 0M5

Listing

95 Mccann Cres Bradford/West Gwillimbury

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: N5522626

List Price: **\$889,900**

New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$4,036.99/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Bradfordpln 51M979 Pt Blk 28 Rp 51R38443 Pts 10-12**
 Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range:
 Stories: **2.0** SF Source:
 Lot Front: **43.08** Fronting On: **N**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **8th Line & Professor Day**

Seller: **Elham Khalili Sayad Abad & Amir Abbas Sagheb Erfani**
 Recent: **03/03/2022 : NEW**

PIN #: **120**
 Holdover: **Tba Immed**
 Possession: **Tba Immed**

ARN #:

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Elevator: **No/None**
 Property Feat:

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 UFFI: **No**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Prepare To Be Impressed With This Bright, Spacious Fully Renovated Smart 3 Bedroom End Unit Townhouse W/Huge Backyard, Feels Like A Semi, On A Family-Friendly Street! Property In Prime Location! Open Concept Kitchen With Granite Countertop & Family Size Kitchen W/ Breakfast Eat-In Area, Tall Cabinets, Granite Backsplash, New Floor. 9Ft Ceiling, Laundry On 2nd Floor, Make This A Perfect Place To Reside & Entertain. Mins Drive To 400, Supermarkets, Go & More.**

Extras: **S/S Fridges, Stoves, Built-In Dishwasher, Range Hood, Washer And Dryer, Electric Light Fixtures, Window Coverings. Hot Water Tank Rental.**

Broker Rmks: **Offers, If Any Will Be Gratefully Considered Wednesday, March 9 @ 7 Pm. Please Register By 4Pm. No Pre-emptives Offers, Pls Attch 801, Sch B To All Offers. Buyer & B/Agent To Verify All Measurements And Taxes.**

Mortgage Comments:

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:
 List Brokerage: **ROYAL LEPAGE YOUR COMMUNITY REALTY, BROKERAGE**
 List Brkr Addr: **14799 Yonge Street, Aurora L4G 1N1**
 List Salesperson: **FRANK REYHANI, Salesperson**
 Contract Date: **03/03/2022**
 Cancellation Date:
 Last Update: **03/06/2022**

Perm to Advertise: **Yes**
 Leased Terms:
 Expiration Date: **05/31/2022**
 CB Comm: **2.5%+Hst**

Contact After Expired: **No**
 Phone: **905-727-3154**
 Fax: **905-727-7702**
 Phone: **416-732-7974**

Original \$: **\$889,900**Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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96 Veterans Street, Bradford/West Gwillimbury, Ontario L3Z 4H7

Listing

96 Veterans St Bradford/West Gwillimbury

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: **N5524641**List Price: **\$899,000**

New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,993.70/2021** Transaction: **Sale**
 SPIS: **No** DOM: **4**
 Legal Desc: **Plan 51M1133 Blks 105 And 110 Rp 51R42611 Parts 22**

Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **19.69** Fronting On: **N**
 Lot Depth: **100.07**
 Lot Size Code: **Feet**

Dir/Cross St: **West Park Ave / Veterans St**Seller: **Mathew Stewart And Emily Battaglia**Recent: **03/04/2022 : NEW**

PIN #: **90**
 Holdover: **Tba**
 Possession: **Tba**

ARN #: **90**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Full, Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **0-5**
 Property Feat:

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **1.00**
 Tot Pk Spcs: **2.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Top Reasons You Will Love This Stunning Home. Sun Filled Bright Open Concept Main Floor With Hardwood Floors And 9Ft Ceiling. Gourmet Kitchen With Granite Counter Top, Custom Backsplash, Extended Cabinets. Upper Floor Large Primary Bedroom With Ensuite And Walk-In Closet. Spacious Bedrooms, Upgraded Interior Doors And Trim. Enjoy Your Deep Backyard Great For Family/Friends/Bbq's. Fall In Love With This Desirable Family Friendly Neighbourhood.**

Extras: **Incl: Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings, All Elf's**

Broker Rmks: **Offer Presentation On Wednesday March 9 At 6Pm. Submit Offers By 5Pm. Seller Reserves The Right To Review Strong Pre-Emptive Offers. Please Attach Form 801 And Schedule B. Deposit Payable To "Re/Max Hallmark Chay Realty, Brokerage"**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **RE/MAX HALLMARK BWG REALTY, BROKERAGE**
 List Brkr Addr: **450 Holland St West #4, Bradford L3Z 0G1**
 List Salesperson: **RICHARD NASSOUR, Salesperson**
 Contract Date: **03/04/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/04/2022**
 Last Update: **03/04/2022** CB Comm: **2.5%** Original \$: **\$899,000**

Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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78 James Street, Bradford/West Gwillimbury, Ontario L3Z 2A7

Listing

78 James St Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5522773**
 List Price: **\$899,000**
 New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,901.75/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Pt Lt 7 S/S James St Pt 2 51R35841**

Style: **2 Storey** Rooms Rooms+: **6+2**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range:
 Stories: **2.0** SF Source:
 Lot Front: **33.63** Fronting On: **S**
 Lot Depth: **97.70**
 Lot Size Code: **Feet**
 Dir/Cross St: **Holland/Church/James St**

Seller: **Jose Manuel Campos Miranda & Filipina Freire Casqueira**
 Recent: **03/03/2022 : NEW**

PIN #: **90**
 Holdover: **90 Days - Tba**
 Possession: **90 Days - Tba**

ARN #: **90**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished W/O**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Property Feat:

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Built In Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **3+1 Bdrm 2 Storey All Brick Home W/Stone Skirt. Features A Large Kitchen Complete W/Breakfast Bar & Pantry. 2 Walk-Outs. 3.5 Baths. Spacious Principal Suite W/Walk In Closet & Ensuite W/Double Sinks, Glass Shower & Corner Jacuzzi Tub. Nice Sized Bedrooms. Finished Basement W/Bedroom, Bath, Rec Rm & Walkout To Patio. Cold Room. Garage Access. Stamped Concrete Porch & Curbs. Walking Distance To Amenities.**

Extras: **Include: Existing Fridge, Stove, Dishwasher, Built In Microwave, Washer, Dryer, Window Coverings, Gazebo, Garage Door Opener W/Pin Pad, Cvac & Attachments. Hot Water Tank (Rental)**

Broker Rmks: **30 Min Appts. Follow Covid 19 Protocol. Attach Schedule B/Form 801. Offers If Any To Be Reviewed On March 9th, Register & Submit By 4Pm. Call Office To Register. No Pre-Emptive Offers.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes**
 Buyer Agency Compensation Remarks:
 List Brokerage: **CENTURY 21 HERITAGE GROUP LTD., BROKERAGE**
 List Brkr Addr: **49 Holland St W Box 1201, Bradford L3Z 2B6**
 List Salesperson: **ANTERO SILVA, Salesperson**
 List Brokerage 2: **CENTURY 21 HERITAGE GROUP LTD., BROKERAGE**
 List Brkr 2 Addr: **49 Holland St W Box 1201, Bradford L3Z 2B6**
 List Salesperson 2: **CRISTINA SILVA, Salesperson**
 Contract Date: **03/03/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/15/2022**
 Last Update: **03/03/2022** CB Comm: **2.5%**

Contact After Expired: **No**
 Phone: **905-775-5677**
 Fax: **905-775-3022**
 Phone: **800-463-0002**
 Phone: **905-775-5677**
 Fax: **905-775-3022**
 Phone: **905-775-5677**

Original \$: **\$899,000**Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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254 Simcoe Road, Bradford/West Gwillimbury, Ontario L3Z 1Y6

Listing

254 Simcoe Rd Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5521585**
 List Price: **\$899,000**
 New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,950.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Lt 36, PI 1424; Bradford-Wgw**
 Style: **Bungalow Raised** Rooms Rooms+: **5+3**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range:
 Stories: SF Source:
 Lot Irreg: **Irrg** Lot Acres:
 Lot Front: **50.00** Fronting On: **W**
 Lot Depth: **137.50**
 Lot Size Code: **Feet**
 Zoning: **R2**
 Dir/Cross St: **Simcoe Rd. And Marshview Blvd.**

Seller: **Bruce Smart By Poa David Garrett Smart And Poa Kristine Susan Holmes**
 Recent: **03/03/2022 : NEW**

PIN #: ARN #: **431201000105900** Contact After Exp: **No**
 Holdover: **60** Occupancy: **Owner Plus Tenant**
 Possession: Possession Date: **2022-07-01**

Kitch Kitch + **2 (1+1)** Exterior: **Alum Siding, Brick** Water: **Municipal**
 Fam Rm: **No** Drive: **Pvt Double** Sewers: **Municipal**
 Basement: **Yes/Apartment, Finished** Gar/Gar Spcs: **Attached Garage/1.0** Special Desig: **Unknown**
 W/O Drive Pk Spcs: **4.00**
 Fireplace/Stv: **Yes** Tot Pk Spcs: **5.00**
 Heat: **Forced Air, Gas** Pool: **None**
 A/C: **Yes/Central Air**
 Property Feat: **Place of Worship, Public Transit, Rec Centre, School**

Remarks/Directions

Client Rmks: **Complete Pride Of Ownership In This 3+1 Bdrm Bungalow With Grandfathered Registered Lower Level Apartment! Gleaming Hardwood Floors Throughout Main Level, Upgrades Include Updated Kitchen With Subway Tile Backsplash, Updated Main Bath, Crown Moulding, Newer Windows And Shingles And Neat As Button! Huge Deck Perfect For Entertaining, Two Entrances To Lower Level Apartment, Nice O/C Lower Level With Large Bedroom, Kitchen And Living Room.**

Extras: **Driveway Parking For 4 Vehicles! Huge Backyard & XI Shed! Includes All Window Coverings And Blinds, Appliances, Aelf. Tv And Mount Excluded. Hwt Is Rental. Lower Level Tenant Is Amazing And Willing To Stay.**

Broker Rmks: **Pays \$1100/Month, Tenant Will Stay Or Go, Current 1 Year Lease Ends June 30, 2022. Registered Second Residential Dwelling Paperwork Attached. Will Review Offers March 10 At 3Pm. Send Offers To: Darrell2197@Hotmail.Com. Showings Anytime Mtwf 9Am To 430Pm With Notice.**

Mortgage Comments:

Brokerage Information

Financing: -- Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **ROYAL LEPAGE RCR REALTY, BROKERAGE** Phone: **905-836-1212**
 List Brkr Addr: **17360 Yonge Street, Newmarket L3Y 7R6** Fax: **905-836-0820**
 List Salesperson: **DARRELL MORRISON, Salesperson** Phone: **905-252-7997**
 Contract Date: **03/03/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/06/2022** Original \$: **\$899,000**
 Last Update: **03/03/2022** CB Comm: **2.5% Thank You For Showing**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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83 Kulpin Avenue, Bradford/West Gwillimbury, Ontario L3Z 1T6

Listing

83 Kulpin Ave Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5520434**
 List Price: **\$899,000**
 New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,562.08/2021** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **Lt 7 Pl 1538 Town Of Bradford West Gwillimbury**
 Style: **Bungalow** Rooms Rooms+: **5+3**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range:
 Stories: **1.0** SF Source:
 Lot Front: **50.03** Fronting On: **S**
 Lot Depth: **100.08**
 Lot Size Code: **Feet**
 Dir/Cross St: **Simcoe Rd/Barrie St**
 Seller: **Mirko Trandafilovic**
 Recent: **03/02/2022 : NEW**

PIN #: **30**
 Holdover: **30**
 Possession: **30/Tbd**

ARN #:

Contact After Exp: **No**
 Occupancy: **Vacant**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished, Separate Entrance**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat: **Park, Public Transit, Rec Centre**

Exterior: **Brick** Water: **Municipal**
 Drive: **Private** Sewers: **Municipal**
 Gar/Gar Spcs: **Detached Garage/1.0** Special Desig: **Unknown**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Remarks/Directions

Client Rmks: **Welcome To 83 Kulpin Ave In Booming Bradford Community! This Charming 3+1 Bed/2 Bath Bungalow Sits On A Picturesque 50X100 Ft Lot And Flaunts A Backyard Straight Out Of A Storybook With A Swing Hanging Among Matured Trees. Basement Has A Separate Entrance, Add A 2nd Kitchen For A Self-Contained In-Law Suite!**

Extras: **Conveniently Located Only Minutes To Major Roads, Schools (Catholic And Public), Canadian Tire, Sobeys, Walmart, Lcbo, Parks, And Much More!**

Broker Rmks: **Offers Reviewed Mar 9th @ 7Pm Must Register By 6Pm. Seller May Review/Accept Preemptive Offers. All Inquiries & Offers To Be Directed To Lena@Teamelfassy.Com. See Attachments For Floor Plans, 801, Sch B, Covid.**

Appointments: **Lb Or Online**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **[SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE](#)** Phone: **416-739-7200**
 List Brkr Addr: **1206 Centre Street, Thornhill L4J 3M9** Fax: **416-739-9367**
 List Salesperson: **[DAVID ELFASSY, RENE, EPRO, ABR, CLHMS, SRES, Broker](#)** Phone: **416-899-1199**
 List Brokerage 2: **[SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE](#)** Phone: **416-739-7200**
 List Brkr 2 Addr: **1206 Centre Street, Thornhill L4J 3M9** Fax: **416-739-9367**
 List Salesperson 2: **[LENA TAYLOR, Salesperson](#)** Phone: **416-505-7702**
 Contract Date: **03/02/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/28/2022** Original \$: **\$899,000**
 Last Update: **03/02/2022** CB Comm: **2.5% + Hst**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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494 Maplegrove Avenue, Bradford/West Gwillimbury, Ontario L3Z 2W1

Listing

494 Maplegrove Ave Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5527797**
 List Price: **\$899,900**
 New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$4,040.00/2022** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Plan M284 Lot 47**
 Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range:
 Stories: **2.0** SF Source:
 Lot Irreg: **50.03 Ft X 115.55 Ft** Lot Acres:
 Lot Front: **62.33** Fronting On: **N**
 Lot Depth: **114.83**
 Lot Size Code: **Feet**
 Dir/Cross St: **Melbourne/Maplegrove**
 Seller: **Vidal, Shantell & Vidal, Philip**
 Recent: **03/08/2022 : NEW**

PIN #: **90**
 Holdover: **May/Tba**
 Possession: **May/Tba**

ARN #: **90**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat:

Exterior: **Brick, Vinyl Siding**
 Drive: **Pvt Double**
 Gar/Gar Spcs: **Built In Garage/2.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Absolutely Stunning!! 3 Bdrm Detached, Contemporary & Open-Concept Design, Loaded With Many Upgrades Throughout. Gorgeous Laminate Flooring, Upgraded Light Fixtures, Upgraded Kitchen S/S Appliances (19'). Primary Suite Boasts Closet Organizers And 4-Pc Bath. New Trims & Door Handles (19'), Fully Fenced Yard W/ 16X24 Ft Concrete Pad, Premium Corner Lot, Finished Basement W/ Large Rec/Family Room, Lots Of Storage. Renovated Baths (22').**

Extras: **Incl: Fridge, Stove, Dishwasher, Washer & Dryer (19'), A/C & Furnace (21'), Nest Thermostat & Humidifier (21'), Freezer In Bsmt, 1 Gdo & 1 Remote, Central Vacuum & Attachments, All Light Fixtures, Shed, All Blinds & Drapes (Except Bedrooms). Hwt (R).**

Broker Rmks: **Please Attach Schedule B And Form 801 To All Offers. Please Follow All Safety Protocols, 30 Min Notice For Showings. Offers, If Any, Will Be Reviewed On March 15th @ 7Pm, Please Register By 5Pm. Seller Will Consider Pre-Emptive Offers.**

Mortgage Comments: **Treat As Clear**

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **RE/MAX REALTY SPECIALISTS INC., BROKERAGE** Phone: **905-456-3232**
 List Brkr Addr: **490 Bramalea Road Suite 400, Brampton L6T 0G1** Fax: **905-455-7123**
 List Salesperson: **WILSON W. VERDUGA, ABR, SRES, IRES, Salesperson** Phone: **416-908-3550**
 Contract Date: **03/08/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/30/2022** Original \$: **\$899,900**
 Last Update: **03/08/2022** CB Comm: **2.5% + Hst + Thank You!**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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23 Webb Street, Bradford/West Gwillimbury, Ontario L3Z 0B9

Listing

23 Webb St Bradford/West Gwillimbury

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: **N5512402**List Price: **\$899,990**

New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,635.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **12**
 Legal Desc: **Part Block 128 Plan 51M1001, Parts 14 & 15 51R4109**
 Style: **2 Storey** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **19.69** Fronting On: **E**
 Lot Depth: **88.58**
 Lot Size Code: **Feet**
 Dir/Cross St: **Langford Blvd/Hwy 88**

Seller: **Fishman, Alexander**Recent: **02/24/2022 : NEW**

PIN #: **90**
 Holdover: **No**
 Possession: **Flexible**

ARN #: **431202000534209**

Contact After Exp: **No**
 Occupancy: **Vacant**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **0-5**
 Property Feat: **Park, Public Transit, Rec Centre, School**

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Welcome Home! A Must See Spacious Newly Built Freehold Townhouse Back To Park, Large 3Bed ,Huge Master Closet Like A Den, With \$\$ Upgrade In A Desirable And High Demand Family Neighbourhood. Updated Kitchen, Lighting, In A Open Concept Design W/ Large Windows That Bring In Lots Of Natural Light.* 9 Feet Ceiling,W/Out To A Deep Backyard, Walking Distance To Shopping Centres, School.**

Extras: **Fridge, Stove, Dishwasher, Washer & Dryer. All Light Fixtures! Freehold Townhouse Built In 2017. Low Property Tax! Functional Layout! Perfect Home With Open Green Space In Backyard! Wonderful Home! Must See!**

Broker Rmks: **Offer Presentation Day March 7th/2022 6Pm Register By 5:00Pm . Certified Cheque With Offers If Possible. Submit Offers To Juliehe.Home@Gmail.Com, To Verify All Measurements,Taxes, Hot Water Tank Is Rental.**

Mortgage Comments:

Brokerage Information

Financing: **--**
 Buyer Agency Compensation Remarks:
 List Brokerage: **BAY STREET GROUP INC., BROKERAGE**
 List Brkr Addr: **8300 Woodbine Ave Ste 500, Markham L3R 9Y7**
 List Salesperson: **JULIE HE, Broker**
 Contract Date: **02/24/2022**
 Cancellation Date:
 Last Update: **02/25/2022**

Perm to Advertise: **Yes**Contact After Expired: **No**Phone: **905-909-0101**Fax: **905-909-0202**Phone: **647-649-8204**

Leased Terms:

Expiration Date: **05/31/2022**CB Comm: **2.5%**Original \$: **\$899,990**Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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121 Centre Street, Bradford/West Gwillimbury, Ontario L3Z 1W6

Listing

121 Centre St Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: N5526015
List Price: \$899,999
New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,670.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **2**
 Legal Desc: **Pt Lt 1 N/S Centre St Pl 122A Pt 2 51R3555: Bradf**
 Style: **Bungalow** Rooms Rooms+: **6+5**
 Fractional Ownership: BR BR+: **5(3+2)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Stories: **1.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **42.63** Fronting On: **N**
 Lot Depth: **100.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Centre St/Anne St**
 Seller: **Juan Diego Cardenas Gamarra**
 Recent: **03/07/2022 : NEW**

PIN #: **90** ARN #: **431201000509201** Contact After Exp: **No**
 Holdover: **90** Occupancy: **Vacant**
 Possession: **Tba** Possession Date:

Kitch Kitch + **2 (1+1)** Exterior: **Brick** Water: **Municipal**
 Fam Rm: **No** Drive: **Private** Sewers: **Municipal**
 Basement: **Yes/Apartment, Separate** Gar/Gar Spcs: **Attached Garage/1.0** Special Desig: **Unknown**
 Entrance: **Entrance** Drive Pk Spcs: **3.00**
 Fireplace/Stv: **No** Tot Pk Spcs: **4.00**
 Heat: **Forced Air, Propane** Pool: **None**
 A/C: **Yes/Central Air**
 Property Feat:

Remarks/Directions

Client Rmks: **Brand New Renovated Detached Bungalow Home In Downtown Bradford! Great Open Concept 3 Bedrooms Main Floor And Extra 2 Bedrooms In The Potential Income Basement Apartment With Separate Entrance And Its Own Laundry. Located Among Restaurants And Amenities With Only 5 Minutes Access To Hwy 400.*Interlocking At The Side Yard Perfect For Bbq/Entertainment.*Gazebo Area *New Grass Front And Back.*2021 Lower Windows.*2021 Furnace.*2021 A/C.*2021 Ducts Inst. Much More**

Extras: **Main:S/S Fridge, Stove, Dishwasher, Microwave, Hood Fan Basement: S/S Fridge, Stove, Hood Fan. Wall Tv Mount. Grey Front Load Lg Washer, Dryer Hwt: Rental Furnace: Owned.**

Broker Rmks: **Lbx Ez Access. Buyers And Buyer's Agent To Review All Msmnts/Taxes. All Offers Must Have 801Form/Schb And Will Be Reviewed March 14, 2022 At 8Pm, Pls Send It To Info@Homesandcasas.Ca Thank All Agents For Your Efforts**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **RE/MAX PREMIER INC., BROKERAGE** Phone: **416-987-8000**
 List Brkr Addr: **9100 Jane St Bldg L #77, Vaughan L4K 0A4** Fax: **416-987-8001**
 List Salesperson: **JUAN DIEGO CARDENAS GAMARRA, Salesperson** Phone: **647-207-4190**
 Contract Date: **03/06/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/13/2022** Original \$: **\$899,999**
 Last Update: **03/07/2022** CB Comm: **2.5% + Hst**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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32 Selby Crescent, Bradford/West Gwillimbury, Ontario L3Z 0V3

Listing

32 Selby Cres Bradford/West Gwillimbury

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: N5514382

List Price: **\$899,999**

New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,910.93/2021** Transaction: **Sale**
 SPIS: **No** DOM: **11**
 Legal Desc: **Plan 51M1043 Pt Blk 160 Rp 51R40165 Part 4**
 Style: **2 Storey** Rooms Rooms+: **9+0**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **19.71** Fronting On: **W**
 Lot Depth: **96.88**
 Lot Size Code: **Feet**
 Dir/Cross St: **8th Line West Of Rogers Trail**

Seller: **Fatima Sousa**
 Recent: **02/25/2022 : NEW**

PIN #: **120**
 Holdover: **Flexible**
 Possession: **Flexible**

ARN #: **120**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Full, Separate Entrance**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Property Feat: **Cul De Sac, Library, Park,
 Public Transit, Rec Centre,
 School**

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Built In Garage/1.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**

Utilities: **Gas, Hydro, Sewers, Cable,
 Telephone**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **Show Stopper! Over \$100K Spent To Create This Beautifully Upgraded 1843 Sq Ft Home Featuring 9" Ceilings, New Engineered Hardwood Throughout, 7" Baseboards, Crown Moulding, Elegant & Functional Chef's Kitchen W/Oversized Breakfast Bar, Quartz Countertop, Glass Backsplash, Faucets, Bathroom Vanities, Sep Ent From Garage To Home & Basement, Iron Pickets, Upper Level Loft/Family Room & Laundry, Professionally Landscaped W/High Quality Heavy Stone In Backyard.**

Extras: **Incl: New S/S Fridge, Stove, Dishwasher, Microwave Hood Fan, New Electrical Fixtures & Pot Lights, New Window Coverings, New Garage Door Opener With 2 Remotes, C/A, Furnace, Newly Installed Central Vac W/Attachment Garden Shed, Hwt Rental.**

Broker Rmks: **Please Included Schedule B And Form 801 With Offers. Follow Covid Protocols. Easy To Show With Lock Box.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **RE/MAX PREMIER INC., BROKERAGE** Phone: **416-987-8000**
 List Brkr Addr: **9100 Jane St Bldg L #77, Vaughan L4K 0A4** Fax: **416-987-8001**
 List Salesperson: **ADELE DERANGO, ABR, ASA, Salesperson** Phone: **416-987-8000**
 Contract Date: **02/25/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/31/2022** Original \$: **\$899,999**
 Last Update: **03/06/2022** CB Comm: **2.5% + Hst**

Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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379 Orsi Avenue, Bradford/West Gwillimbury, Ontario L3Z 1C1

Listing

379 Orsi Ave Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5521373**
 List Price: **\$949,900**
 New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$4,131.26/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Pcl 66-1 Sec M102;Lt 66 Pl M102;Bradford-Wgw**
 Style: **Bungalow** Rooms Rooms+: **6+3**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range:
 Stories: **1.0** SF Source:
 Lot Front: **50.00** Fronting On: **E**
 Lot Depth: **110.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Colborne Street & 8th Line**

Seller: **Karen Lynn Hammond & David Willis Hammond**
 Recent: **03/03/2022 : NEW**

PIN #: **580260144**
 Holdover: **90**
 Possession: **Tba**

ARN #: **431201000403069**

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat:

Exterior: **Brick** Water: **Municipal**
 Drive: **Pvt Double** Sewers: **Municipal**
 Gar/Gar Spcs: **Attached Garage/2.0** Special Desig: **Unknown**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**

Remarks/Directions

Client Rmks: **Immaculate, Family Home In One Of Bradford's Most Desirable Neighbourhoods! Solid Detached Bungalow Features 3 Good Size Bedrooms, 2 Bathrooms, Open Concept Living/Dining Rm, Breakfast Bar & Spacious Eat-In Kitchen, Side Door Entrance Leading To Patio & Access To Double Size Garage, Large Windows, Cozy Rec Room With Fireplace & W/O To Patio & Private Fenced Yard! Lots Of Storage Room & Space For An Office & A Gym! Close To Parks, Schools, Shopping & Hwy 400!**

Extras: **Light Fixtures, Window Coverings, Fridges (X2-Main & Lower), Stove, Dishwasher, Clothes Washer & Dryer, Garage Door Opener With Two Remotes, Closet Cabinet In Basement Office, Hwt (Rental). Exclude: Tv's & Brackets, Work Benches In Garage.**

Broker Rmks: **Please Adhere To Covid Protocols. Limit Showings To Two Buyers + Agent. Offers Graciously Reviewed March 9th @ 6:00Pm. Pls Register By 4:00Pm. Attach Schedule B & Form 801. 5% Minimum Deposit. Email To: Liseparadisnoel@Me.Com. No Pre-Emptive Offers As Per Seller. Thx For Showing!**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **ROYAL LEPAGE YOUR COMMUNITY REALTY, BROKERAGE** Phone: **905-727-3154**
 List Brkr Addr: **14799 Yonge Street, Aurora L4G 1N1** Fax: **905-727-7702**
 List Salesperson: **LISE PARADIS-NOEL, Broker** Phone: **705-790-6720**
 Contract Date: **03/03/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/30/2022** Original \$: **\$949,900**
 Last Update: **03/03/2022** CB Comm: **2.5% + Hst**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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78 Meadowhawk Trail, Bradford/West Gwillimbury, Ontario L3Z 0E2

Listing

78 Meadowhawk Tr Bradford/West Gwillimbury
Active / Residential Freehold / Semi-Detached

MLS® #: **N5522155**
 List Price: **\$997,000**
 Price Decrease

**Simcoe/Bradford West Gwillimbury/Bradford**

Tax Amt/Yr: **\$3,947.65/2021** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **Plan 51M907 Pt Lot 112 Rp 51R36788 Part 16**
 Style: **2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **22.31** Fronting On: **S**
 Lot Depth: **112.86**
 Lot Size Code: **Feet**
 Dir/Cross St: **Holland St / Summerlyn Trail**

Seller: **Flavio Albuquerque De Souza & Bruna Puga Caceres Lombardi De Souza**
 Recent: **03/06/2022 : DOWN : \$1,099,000->\$997,000**

PIN #: **580321462**
 Holdover: **0**
 Possession: **Negotiable**

ARN #: **431202000526731**

Contact After Exp: **Yes**
 Occupancy: **Vacant**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Apx Age: **6-15**
 Property Feat: **Hospital, Library, Park, Public Transit, School**

Exterior: **Brick**
 Drive: **Private**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 UFFI: **No**
 Pool: **None**

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available**
 Water: **Municipal**
 Sewers: **Municipal**
 Special Desig: **Unknown**

Remarks/Directions

Client Rmks: **When Viewing This Property On Realtor.Ca Please Click On The Multimedia Or Virtual Tour Link For More Property Info. Beautiful 4 Bed 2+1 Bath Semi In A High Demand Family Friendly Neighbourhood - Sunny Kitchen, Family Room, Large Primary Bedroom W/4Pc Ensuite, His/Her Walk-In Closets, Another 3 Good Size Bedrooms, Hardwood Floors, Main Floor Laundry With Access To Garage, One Of The Largest Home Layouts In The Area, Don't Miss Won't Last Long!**

Extras: **S/S Fridge 2020 S/S Dishwasher 2020 Washer/Dryer 2020 Gas Range 2021 Rangehood 2021 Gdo (2Remotes) Central Vac. All Elfs, All Window Coverings Nest Thermostat/Protectring Doorbell / Alarm System Philips Hue.**

Broker Rmks: **Seller's Rights Reserved Listing. Seller Negotiating 2.5% To Co-Operating Brokerage. Lb Offering \$1 (Upon Invoice). For Showings And Offers Contact Vasily@Pgdirectrealty.Com. For Other Important Details Please See The Attachment Tab.**

Mortgage Comments:

Brokerage Information

Financing: **--**

Perm to Advertise: **No**

Contact After Expired: **Yes**

Buyer Agency Compensation Remarks:

List Brokerage: **PG DIRECT REALTY LTD., BROKERAGE**

Phone: **877-709-0027**

List Brkr Addr: **70 Dunlop St E Suite 202, Barrie L4M 1A4**

Fax: **647-477-7654**

List Salesperson: **JONATHAN PIERRE DAVID, Broker of Record**

Phone: **877-709-0027**

List Brokerage 2: **PG DIRECT REALTY LTD., BROKERAGE**

Phone: **1877-709-0027**

List Brkr 2 Addr: **70 Dunlop St E Suite 202, Barrie L4M 1A4**

Fax: **647-477-7654**

List Salesperson 2: **VASILY LIKHOVAYDO, Salesperson**

Phone: **705-300-0993**

Contract Date: **03/03/2022**

Leased Terms:

Cancellation Date:

Expiration Date: **09/03/2022**

Original \$: **\$1,099,000**

Last Update: **03/06/2022**

CB Comm:

2.5% By Seller \$1.00 By Lb See Remarks*

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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28 Acorn Lane, Bradford/West Gwillimbury, Ontario L3Z 0H6

Listing

28 Acorn Lane Bradford/West Gwillimbury
Active / Residential Freehold / Semi-Detached

MLS® #: **N5525259**
 List Price: **\$998,888**
 New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,984.00/2022** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 Legal Desc: **Plan 51M950 Pt Lot 92 Rp 51R37689 Part 5**
 Style: **2 Storey** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **22.31** Fronting On: **N**
 Lot Depth: **114.83**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Holland St W/Summerlyn Tr**

Seller: **Enayatullah Ahmadi & Maria Safi**
 Recent: **03/05/2022 : NEW**
 Next OH: **Member: Sat Mar 12, 2:00PM-4:00PM**

PIN #: **580321773**
 Holdover: **30**
 Possession: **Tba**

ARN #: **431202000529121** Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat: **Library, Public Transit, Rec Centre, School**

Exterior: **Alum Siding, Brick** Water: **Municipal**
 Drive: **Private** Sewers: **Municipal**
 Gar/Gar Spcs: **Built In Garage/1.0** Special Desig: **Unknown**
 Drive Pk Spcs: **1.00**
 Tot Pk Spcs: **2.00**
 Pool: **None**

Remarks/Directions

Client Rmks: **Wow! Pride Of Ownership Professionally Upgraded 3+1 Bedrooms Semi-Detached In Summerlyn Village Spent \$\$\$\$ On Upgrade, Walk-In To A Bright Open Concept Main Floor, Inviting Dining Space O/L Spacious Living Rm W/Gas Fp & Tons Of Natural Light. Updated Eat-In Kitchen W/Granite Counter Lrg Pantry & Island, New Hard Wood Main/ Upper Level, Freshly Painted, Professionally Finished Basement With One Bedrm & 3Pc Bathrm, New Blinds In Main Floor,**

Extras: **Fridge, Stove, Washer, Dryer, B / I Dishwasher, Cac, Garage D/O & Remote, All Elf's, All Window Coverings,**

Broker Rmks: **Lockbox For Easy Showing. Follow Covid Protocols, Please Attached Sch B & Form 801, Offer Will Be Reviewed On Mon, Mar 14, 2022, @ 7 Pm, Kindly Reg By 5 Pm. Seller Reserves Right To Accept Pre-Emptive Offer. Buyer/Buyer's Agent Must Verify All Measurements / Taxes & Fees.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **CENTURY 21 PEOPLE`S CHOICE REALTY INC., BROKERAGE** Phone: **905-366-8100**
 List Brkr Addr: **120 Matheson Blvd E #103, Mississauga L4Z 1X1** Fax: **905-366-8101**
 List Salesperson: **JAILANI G AHMADZAI, Salesperson** Phone: **416-704-3796**
 Contract Date: **03/05/2022** Leased Terms:
 Cancellation Date: Expiration Date: **07/31/2022** Original \$: **\$998,888**
 Last Update: **03/08/2022** CB Comm: **2.5 %**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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69 Liberty Crescent, Bradford/West Gwillimbury, Ontario L3Z 0P5

Listing

69 Liberty Cres Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5523218**
 List Price: **\$998,888**
 Price Decrease



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$4,280.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **4**
 Legal Desc: **Ot 50, Plan 51M996 Subject To An Easement For Entr**
 Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **30.18** Fronting On: **N**
 Lot Depth: **111.55**
 Lot Size Code: **Feet**
 Dir/Cross St: **Langford & Liberty**

Seller: **Nastas Oxana; Nastas Gheorghe**
 Recent: **03/08/2022 : DOWN : \$1,199,000->\$998,888**

PIN #: **90**
 Holdover: **30-45**
 Possession: **30-45**

ARN #: **431202000530935** Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat: **Park**

Exterior: **Brick** Water: **Municipal**
 Drive: **Private** Sewers: **Municipal**
 Gar/Gar Spcs: **Built In Garage/1.0** Special Desig: **Unknown**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **4.00**
 Pool: **AboveGround**

Remarks/Directions

Client Rmks: **Absolutely Stunning 3 Bedroom Detached Home On Quiet Street. Master Bedroom With 4Pc Ensuite & Walk-In Closet. Extra Long Driveway With No Sidewalk Perfect For 3 Cars+Garage. Large Deck With Bbq. Beautiful Landscaping, Professionally Built Interlock Walkway From The Front Of The House To The Backyard. Large Shed, Which Can Be Used As A Cabana/Guest House. Walking Distance To Shopping, Schools, Parks, Trails, Rec Centre. Just 4 Mint To Hwy 400**

Extras: **Existing Stove, Fridge, Washer, Dryer, Dishwasher. Elf, All Windows Covering, Water Softener, Water Filter. Shed, A/C. Exclude: Gazebo, Chandelier In Breakfast Area**

Broker Rmks: **Lockbox For Easy Showings. Attach Sch B & Form 801. Offers To Be Review On Mar 13 At 6 Pm.Strong Pre-emptive Offer May Be Considered. All Offers To Kvlad2012@Gmail.Com. Measurements To Be Verified By Buyer And Coop Agent.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE** Phone: **416-739-7200**
 List Brkr Addr: **1881 Steeles Ave. W., Toronto M3H 5Y4** Fax: **416-739-6397**
 List Salesperson: **VLADIMIR KRASNOPOLSKEY, Salesperson** Phone: **416-300-3459**
 Contract Date: **03/04/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/08/2022** Original \$: **\$1,199,000**
 Last Update: **03/08/2022** CB Comm: **2,5%+Hst**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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25 Magani Avenue, Bradford/West Gwillimbury, Ontario L3Z 2S5

Listing

25 Magani Ave Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5519177**
 List Price: **\$998,900**
 New Listing

Simcoe/Bradford West Gwillimbury/Bradford



Tax Amt/Yr: **\$3,819.12/2021** Transaction: **Sale**
 SPIS: **No** DOM: **6**
 Legal Desc: **Pcl 58-3 Sec 51M301;Pt Blk58 PI51M301 Pt1 51R18181**
 Style: **2 Storey** Rooms Rooms+: **7+2**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range:
 Stories: **2.0** SF Source:
 Lot Front: **54.13** Fronting On: **S**
 Lot Depth: **105.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Professor Day Dr&Holland St W**

Seller: **Robert Di Pasquale & Susan Di Pasquale**
 Recent: **03/02/2022 : NEW**

PIN #: **60**
 Holdover: **Tba**
 Possession:

ARN #:

Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **Yes**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Property Feat:

Exterior: **Alum Siding, Brick** Water: **Municipal**
 Drive: **Pvt Double** Sewers: **Municipal**
 Gar/Gar Spcs: **Attached Garage/1.0** Special Desig: **Unknown**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Remarks/Directions

Client Rmks: **Beautiful Bright And Spacious Starter Home Nestled In Family Friendly Neighbourhood. Click On Virtual Tour For 3D Walk Through Of Home. Recently Updated With A Contemporary Look, Professionally Painted. Close To Shopping, Rec Center, Parks, Schools. Main Floor 2Pc Whrm, Lvrn, Dnrm, Family Size Kitchen With Breakfast Area, 2nd Flr 3 Bdrm Primary Bdrm With 4Pc Semi-Ensuit Finished Bsmnt With 3Pc Whrm A Rec Rm & Bdrm. Lots Of Updates Diveway 2020 Roof 2019**

Extras: **New Deck Boards 2021 Included: Jenn Air Fridge, Stove, Dishwasher, Built-In-Microwave, Garage Door Opener & Key Pad, Washer & Dyer Ac All Elf All Window Coverings Reverse Osmosis Water System Weber Bbq Chest Freezer**

Broker Rmks: **Hot Water Tank Rental, Offers March 7 At 6Pm, No Pre-Emptive Offers, Please Attached Schedule B & Form801 To Offer.**

Mortgage Comments:

Brokerage Information

Financing: -- Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **BASK REALTY INC., BROKERAGE** Phone: **647-930-1521**
 List Brkr Addr: **384 Marshall Cres, Orangeville L9W 4Y5** Fax: **647-930-1646**
 List Salesperson: **BORIS DIMOVSKI, Broker of Record** Phone: **416-854-1418**
 Contract Date: **03/02/2022** Leased Terms:
 Cancellation Date: Expiration Date: **05/30/2022** Original \$: **\$998,900**
 Last Update: **03/02/2022** CB Comm: **2.5% Plus Hst**

Prepared By: **JULIAN CASALLAS, Broker**Date Prepared: **03/08/2022**

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4 Deputer Crescent, Bradford/West Gwillimbury, Ontario L3Z 3A4

Listing

4 Deputer Cres Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: N5515207
List Price: \$999,800
New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$4,700.00/2021** Transaction: **Sale**
 SPIS: **No** DOM: **10**
 Legal Desc: **Lot 48 Plan 51M-547**
 Style: **Bungalow Raised** Rooms Rooms+: **7+2**
 Fractional Ownership: BR BR+: **5(3+2)**
 Assignment: Baths (F+H): **3(3+0)**
 Link: **No** SF Range:
 Stories: SF Source:
 Lot Irreg: **As Per Survey** Lot Acres:
 Lot Front: **60.73** Fronting On: **S**
 Lot Depth: **110.69**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **8th Line-Northgate**
 Seller: **Wali Naimi & Mariam Fakhfoor**
 Recent: **02/26/2022 : NEW**

PIN #: **580320398** ARN #: **431201000250294** Contact After Exp: **No**
 Holdover: **60** Occupancy: **Owner**
 Possession: **Flexible** Possession Date: **2022-05-30**
 Kitch Kitch + **2 (1+1)** Exterior: **Brick** Water: **Municipal**
 Fam Rm: **Yes** Drive: **Pvt Double** Sewers: **Municipal**
 Basement: **Yes/Finished, Separate** Gar/Gar Spcs: **Attached Garage/2.0** Special Desig: **Unknown**
 Entrance
 Fireplace/Stv: **No** Drive Pk Spcs: **4.00**
 Heat: **Forced Air, Gas** Tot Pk Spcs: **6.00**
 A/C: **Yes/Central Air** UFFI: **No**
 Central Vac: **No** Pool: **None**
 Apx Age: **16-30**
 Elevator: **No/None**
 Retirement: **No**
 Property Feat:

Remarks/Directions

Client Rmks: **Spacious Raised Bungalow With Master Bedroom Suite On The Main Level, 9Ft Ceilings . Finished Basement With Separate Entrance, Freshly Painted Hardwood Floor, New Windows New Furnace, New Central Ac 2021 Landscaped Pathway Provides Year Round Access To Back Yard . Huge Deck .Park 4 Cars On Driveway No Sidewalk. Close To Schools And All Amenities Great Family Neighbourhood. Inside Entry From Garage Plus Separate Side Entrance.**

Extras: **2 Fridge-2 Stove-2 Washer-Dryer B/I Dishwasher Central Ac , Gas Furnace, All Electric Light Fixtures. Window Coverings. Garage Door Opener And Remote .Fenced Yard. Apple, Pear Cherry Plum Trees.**

Broker Rmks: **Offers Will Be Reviewed On March 8, 2022 At 7Pm, Seller Reserves The Right To Accept, Any Pre-Emptive Offer At Any Time Without Notice. Attached Sch B 801 With All Offers. Must Follow Covid19 Protocol. Vendor/Agents Do Not Warrant Retrofit Status Of The Basement Apartment.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **RE/MAX WEST EXPERTS, BROKERAGE** Phone: **905-499-8800**
 List Brkr Addr: **3582 Major Mackenzie Dr W#204, Vaughan L4H 3T6** Fax: **905-553-5020**
 List Salesperson: **SAID MOHAMMADI, Broker** Phone: **416-565-3008**
 Contract Date: **02/26/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/30/2022** Original \$: **\$999,800**
 Last Update: **03/03/2022** CB Comm: **2.5% Plus Hst**

Prepared By: JULIAN CASALLAS, Broker

Date Prepared: 03/08/2022

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355 Langford Boulevard, Bradford/West Gwillimbury, Ontario L3Z 0P7

Listing

355 Langford Blvd Bradford/West Gwillimbury
Active / Residential Freehold / Detached

MLS® #: **N5526037**
 List Price: **\$999,900**
 New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$4,214.29/2021** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **Lot 11, Plan 51M1001 Subject To An Easement For En**
 Style: **2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **4(2+2)**
 Link: **No** SF Range: **1500-2000**
 Stories: **2.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **26.90** Fronting On: **E**
 Lot Depth: **109.91**
 Lot Size Code: **Feet**
 Dir/Cross St: **Langford/Holland St**

Seller: **Degiorgio, Michelle; Misiak, Nicholas**
 Recent: **03/07/2022 : NEW**

PIN #: **90** ARN #: **431202000531072** Contact After Exp: **No**
 Holdover: **90** Occupancy: **Owner**
 Possession: **Flexible** Possession Date: **2022-04-15**

Kitch Kitch + **1 (1+0)** Exterior: **Brick** Water: **Municipal**
 Fam Rm: **No** Drive: **Private** Sewers: **Municipal**
 Basement: **Yes/Finished, Full** Gar/Gar Spcs: **Attached Garage/1.0** Special Desig: **Unknown**
 Fireplace/Stv: **No** Drive Pk Spcs: **1.00**
 Heat: **Forced Air, Gas** Tot Pk Spcs: **2.00**
 A/C: **Yes/Central Air** UFFI: **No**
 Apx Age: **6-15** Pool: **None**
 Property Feat: **Lake/Pond, Library, Park, Public Transit, Rec Centre, School**

Remarks/Directions

Client Rmks: **Welcome Home! Fully Upgraded Detached House Featuring High End Finishes That Will Make You Feel Right At Home. Open Concept Living With Large Family Room, Brand New Ss Appliances, And Walkout To Spacious Backyard With New Grass, Sod And Concrete Pad. Conveniently Located In A Great Neighbourhood Close To Schools, Parks, Go Train, And Shopping.**

Extras: **S/S Fridge, S/S Stove, S/S Dishwasher, Washer And Dryer.**

Broker Rmks: **Please Follow Covid-19 Safety Protocols During Showings. The Buyer's And Buyer's Agents Must Verify All Measurements And Taxes. Offers To Be Reviewed On March 13th At 6:00Pm. Please Submit By 5:00Pm. Pre-emptive's Will Be Considered. Please Send Offers To Christianteti@yahoo.ca.**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **ROYAL LEPAGE GRANGE HALL REALTY, BROKERAGE** Phone: **905-303-4633**
 List Brkr Addr: **10933 Jane Street, Vaughan L6A 1S1** Fax: **905-832-7698**
 List Salesperson: **CHRISTIAN TETI, Salesperson** Phone: **647-993-6919**
 Contract Date: **03/07/2022** Leased Terms:
 Cancellation Date: Expiration Date: **08/31/2022** Original \$: **\$999,900**
 Last Update: **03/07/2022** CB Comm: **2.25**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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43 Matthewson Avenue, Bradford/West Gwillimbury, Ontario L3Z 0P3

Listing

43 Matthewson Ave Bradford/West Gwillimbury

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: N5523841

List Price: **\$999,900**

New Listing



Simcoe/Bradford West Gwillimbury/Bradford

Tax Amt/Yr: **\$3,562.06/2021** Transaction: **Sale**
 SPIS: **No** DOM: **4**
 Legal Desc: **Plan 51M1000 Pt Blk 22 Rp 51R39271 Part 9**

Style: **2 Storey** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range:
 Stories: **2.0** SF Source:
 Lot Front: **24.00** Fronting On: **E**
 Lot Depth: **97.00**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Professor Day & 8th Line**

Seller: **Kyle Acchione & Sarah Acchione**Recent: **03/04/2022 : NEW**Next OH: **Member: Sun Mar 13, 2:00PM-4:00PM**

PIN #: **90**
 Holdover: **90**
 Possession:

ARN #: **431201000223706** Contact After Exp: **No**
 Occupancy: **Owner**
 Possession Date: **2022-05-27**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Unfinished**
 Fireplace/Stv: **No**
 Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Apx Age: **6-15**
 Property Feat: **Lake/Pond, Library, Rec Centre, School**

Exterior: **Brick** Utilities: **Gas, Hydro, Sewers, Cable, Telephone**
 Drive: **Pvt Double** Water: **Municipal**
 Gar/Gar Spcs: **Built In Garage/1.0** Sewers: **Municipal**
 Drive Pk Spcs: **2.00** Special Desig: **Unknown**
 Tot Pk Spcs: **3.00**
 Pool: **None**

Remarks/Directions

Client Rmks: **Act Now This Opp Will Not Last! Over 1800 Sqft In Desirable Neighborhood. Upgrades And Extras T/O! Kitchen Is An Entertainers Dream! New S/S Appliances(2018)! Granite C/T, Ceramic Backsplash. Well Thought Out Open Concept Layout. Huge Living Room Perfect For Gathering. Large Master Bed With Upgraded Ensuite W/ Glass Shower. Walking Distance To Parks, Rec Center, High School And Elementary. Access House From Garage, Fully Fenced Lot! Quick Access To Hwys & Go**

Extras: **Granite Counters, Undermount Lights In The Kitchen, Upgraded Glass Shower In The Master. Stainless Steel Fridge And Stove(2018). Existing Elfs And Window Coverings.**

Broker Rmks: **Offer Date Mon March 14th @ 8Pm, Please Reg Prior And Send All Offers To: Chrisacchione@gmail.Com. Seller Reserves The Right To Accept Pre-Emp Offer Without Notice. Lbx For Easy Showings. Buyer/Buyers Agent To Confirm All Measurements. H/W Tank Is 34.18/Mth. La Related To Seller**

Appointments: **Brokerbay**

Mortgage Comments:

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **WISE GROUP REALTY, BROKERAGE** Phone: **416-687-5389**
 List Brkr Addr: **2450 Victoria Park Ave #200, Toronto M2J 4A2** Fax: **416-631-3411**
 List Salesperson: **CHRIS ACCHIONE, Salesperson** Phone: **289-380-7532**
 Contract Date: **03/04/2022** Leased Terms:
 Cancellation Date: Expiration Date: **06/03/2022** Original \$: **\$999,900**
 Last Update: **03/04/2022** CB Comm: **2.5%**

Prepared By: **JULIAN CASALLAS, Broker**

Date Prepared: **03/08/2022**

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