



Status: Sold List Condit: N MLS (R) # 734727
 Bedrooms: 4+0 Total: 4 Bathrooms: 3 Ensuite: 1 LP: \$539,900
 Dist/Neigh: 3505 Munic:
 Roll: 0614010502025050000 1st Refusal: No
 NeighNm: Rockliffe Mews PC: K1J 1H1
 AvailLse: No Relisted: MLS (R) # (if for rent)
 Legal: Part of Block 42 PLAN 4M1030
 Fronting: Southwest XRef:

ROOM LEVELS AND DIMENSIONS

LVGRM	Main	14.00 X 11.00	MBED	2nd Level	18.00 X 12.06	Rm1:	Eating Area	Main	16.00 X 8.20
DINRM	Main	11.00 X 10.02	BED2	2nd Level	16.00 X 12.00	Rm2:			
KITCH	Main	14.04 X 13.02	BED3	2nd Level	14.07 X 11.02	Rm3:			
FAMRM	Main	24.00 X 10.00	BED4	2nd Level	11.00 X 9.08	Rm4:			
DEN	None		LAUND	Main		Rm5:			
FBATH	2nd Level		PBATH	Main		Rm6:			

DESCRIPTION

Style: Detached Type: 2 Storey Season: No YB: 2000/Approx ZN: residential BBG: 0 BAG: 4
 Bldr: Claridge Model: Rosedale 3 modi Remodel: EB: 1 BD: 4 TB: 3
 Poss Info: TBA # of Days: Date of Poss: Occup: Owner
 Retro: No LotSz: Imp: 35.00 X 114.00 Irr: N
 Acr/Hct: Surv Yr: #Gar: 2 #Cover: 2 TotalPk: 6
 NeighInf: Golf Nearby, Highspeed Available, Playground Nearby, Public Transit Nearby Parking: 2 Garage Attached, Inside Entry
 Site: Deck, Family Oriented, Hedged Yard, Natural Gas, Patio, School Bus Features for Disabled:
 Const: Frame Roof: Asphalt Shingle Exter: Brick, Siding Bsm: Full
 Flooring: Hardwood, Tile, Carpet Over Softwood Foundtn: Poured Concrete RntEq: Hot Water Tank
 BsmDev: Unfinished
 Appl: Built/In Oven, Cooktop, Dishwasher, Refrigerator, Hood Fan
 Feat: Alarm System, Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Drapes, Drapery Tracks, Network Wiring
 Restr: Exclus: Bedroom 2 curtainins and rod, Kitchen stools

UTILITIES INFORMATION

Heat: Forced Air AC: Central Air Conditioning Water: Municipal Sewer: Sewer Connected
 Fuel: Gas (Natural) Finished FP: 1 Roughed-in FP: FPFuel: Gas

FINANCIAL INFORMATION

1st Mortg: Lender: Taxes/Yr: \$5,338 / 2008 Assmt/Yr:
 Int Rate: 1st Assum w/Qual: N Date Due: Loc Impr:
 Sellerr Take Back: N Asso/Com: \$0

OTHER PROPERTY INFORMATION

Multi Media: <http://tinyurl.com/100Meadowcroft> URL Audio:
 URL Broch: OWeb1:
 URL Map: Addit Images:

DIRECTIONS / REMARKS

Directions: From Ogilvie Rd and St Laurent, turn Left on Matheson, then Left on Meadowcroft

Public Rmks: In Desirable Rockliffe Mews,Featuring Hardwood Flooring on Main, 9ft Ceilings, Granite counter Tops in Kitchen and all Baths, Upgraded Faucets, Beautiful Landscaping and decks, Curb Appeal.

Listing Brokerage: ROYAL LEPAGE PERFORMANCE REALTY, BROKERAGE

CONDITIONAL/SOLD INFORMATION

FD: 08/05/09 SD: 07/28/09 SP: \$520,000
 PR: 08/05/09 CD: 11/02/09 DOM: 0
 Sale Correct: SRD: 08/05/09

