

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

BETWEEN:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

and

CONACHER KINGSTON HOLDINGS INC. and 5004591 ONTARIO INC.

Respondent

AFFIDAVIT OF JAMIE ERLICK

I, **JAMIE ERLICK**, of the City of Toronto, MAKE OATH AND SAY:

1. I am a licensed real estate professional, and a broker in association with Harvey Kalles Real Estate Ltd.
2. I previously swore an affidavit in this proceeding on October 3, 2024 (my “**First Affidavit**”). Capitalized terms described in my First Affidavit shall have the same meaning ascribed to them below.
3. I am a licensed real estate agent registered with the Toronto Regional Real Estate Board (TRREB) and have over 20 years of experience specializing in the sale of residential

properties and small- to medium-scale development units within Toronto and the Greater Toronto Area.

4. My day-to-day functions as a real estate agent include but are not limited to analyzing property values, advising on market-appropriate strategies, and maximizing sale outcomes by identifying trends in both residential and investment markets.
5. Over my career, I have worked on hundreds of transactions involving both individual residential properties and development units, and I have observed first-hand the market dynamics that impact their valuation and desirability.
6. My familiarity with the Toronto real estate market, including its current trends, demand drivers, and economic conditions, forms the basis of my opinions in this affidavit.
7. As set out in my First Affidavit, I was intimately involved in the planning and development of the Properties over several years, so I am very familiar with the Properties, the immediate market area and I am very familiar with the houses on the Properties.

Current Market Dynamics in Toronto

8. The Toronto market is uniquely bifurcated at this time. The demand for individual homes remains robust, fuelled by cuts in interest rates (and expected rate cuts), which have lowered borrowing costs and increased affordability for end-user buyers, including families and first-time buyers. Homes in the \$1 million price range are very much in demand now. In contrast, the development sector is experiencing suppressed activity due to high costs, economic uncertainty, and investor caution.

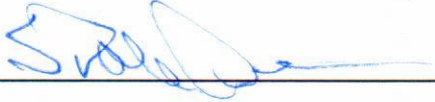
9. These conditions have created a situation where individual residential buyers – operating in a relatively strong market – are in some cases willing to pay more than developers, whose activities are currently constrained. While there are still developers looking for properties with a longer term view of the market who will buy and hold, in this market, the sale to individual residential buyers should be considered as a minimum sales price and viable alternative to a bulk sale targeting only developers.

The Properties and Their Bulk Sale

10. I have viewed the Properties. There is an existing single-family home on each of the five parcels of land, and in my opinion, only a minimal amount of work would be needed to make each of them liveable.
11. I understand from reviewing the listing information on the Colliers web page (attached hereto as **Exhibit 1**) and from reviewing the materials submitted by the Receiver that the Properties were marketed exclusively as a bulk sale, despite their apparent suitability for individual sale in the strong Toronto residential market. I have not been provided with the sale price of the Properties, but given the market conditions, I have concern that the Properties might have been sold for undervalue.
12. By grouping the Properties into a single sale, the Receiver limited the pool of prospective buyers to investors and developers, many of whom I believe are bidding conservatively due to the stressed development market.

13. Individual residential buyers, who could have driven up competitive bidding on each unit, were effectively excluded from consideration. This decision disregarded current market trends and the strength of the individual home market.
14. Based on recent market data, single-unit homes in comparable areas of Toronto have been selling for approximately \$800,000. I have attached to his affidavit as **Exhibits 2-** copies of recent sales of comparable properties.
15. In my opinion, individually, I believe the floor price for each individual unit to be at least \$800,000, or a total of \$4,000,000.
16. Based on my analysis of market conditions, the Properties' characteristics, and recent comparable sales data, selling the units individually would have: (1) maximized exposure to the more competitive individual market, (2) attracted end-user buyers willing to pay premiums for ready-to-occupy homes (with minimal work required to make the Properties liveable), and (3) would demonstrate the aggregate minimum sale price of all the properties combined.
17. With respect to efforts to target developers, in my view an exposure time of four weeks to relist the Properties for sale is not sufficient.

SWORN BEFORE ME at the City of
Toronto, in the Province of Ontario this 3rd
day of December, 2024



Commissioner for Taking Affidavits (*or as
may be*)

Dale Denis



JAMIE ERLICK

This is **Exhibit 1** to the affidavit
of Jamie Erlick, sworn before me
this 3rd day of December 2024.



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Commissioner for taking Affidavits (or as may
be)

DALE DENIS



Learn more about this property online at:

<https://www.collierscanada.com/p-can2015029>



2849-2857 Islington Avenue Toronto, Ontario M9L 2J9

Approved Mid-Rise Redevelopment Land at Islington Avenue & Finch Avenue West

Land | Land Area: 36,694 SF

Nestled in a prime location at 2849-2857 Islington Avenue, Toronto, this property comprises five adjacent parcels of land totaling approximately 0.84 acres (36,590 square feet). Currently housing four semi-detached and one detached home, the Property presents an excellent redevelopment opportunity.

The Property has been approved and rezoned for a 6-storey, 110-unit mid-rise apartment building, with 74,971 square feet of buildable Gross Floor Area (GFA). With the City of Toronto's new Draft Mid-Rise Transition Performance Standards, there is an opportunity for a purchaser to further rezone the lands for greater height and density.

Conveniently located in close proximity to an abundance of parkland, retail, and other amenities, residents of this future development will enjoy easy access to nearby parks, retail outlets, restaurants, and recreational facilities. The neighborhood offers a dynamic lifestyle with everything residents need within reach.

To gain access to the online data room please complete the confidentiality agreement below:

Confidentiality Agreement

Property Details

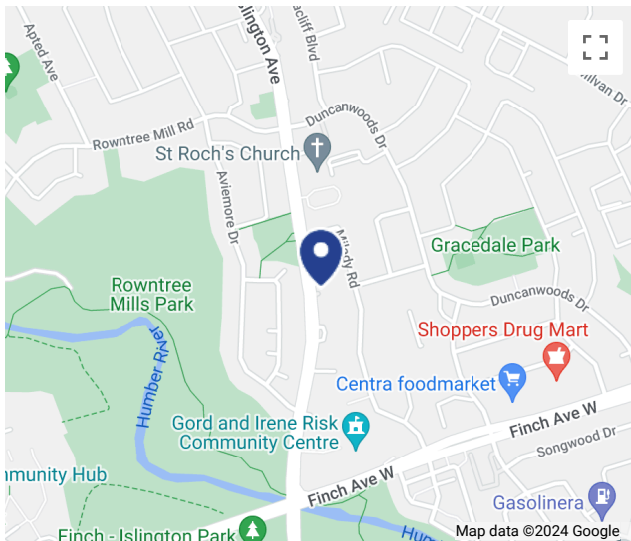
Property Types

Land | Residential

Features

- 0.84 acres (36,590 SF) Of Prime Redevelopment Land Across 5 Adjacent Parcels
- Currently the Site of Four Semi-Detached and One Detached Home
- Approved and Rezoned for a 6-Storey, 110-Unit Mid-Rise Apartment Building with a GFA of 74,971 SF
- Potential For a Purchaser to Further Rezone the Lands for Greater Height and Density
- Within Humber Summit Community In Close Proximity To Amenities, Parklands, Major Highways and Schools

Location



Steve Keyzer

Executive Vice President, Sales Representative

Toronto Downtown

+1 416 643 3770



Alex Holiff

Vice President, Sales Representative

Toronto Downtown

+1 416 620 2803

+1 647 620 5373

This is **Exhibit 2** to the affidavit
of Jamie Erlick, sworn before me
this 3rd day of December 2024.

A handwritten signature in black ink, appearing to read "Dale Denis", is written over a horizontal dotted line.

Commissioner for taking Affidavits (or as may
be)

DALE DENIS

23 Benrubin Dr, Toronto

SOLD \$1,057,980 ↑

Toronto W05, Humber Summit, Toronto, Ontario M9L
 2H3

TAXES \$3,456 (2023)
 LIST \$899,999

Semi-Detached Backsplit 5

W10415509

3+3 BEDS	3 BATHS	10+3 ROOMS	3 TOT PRK SPCS	1500-2000 SQFT	10 DOM
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CLIENT REMARKS

Discover The Charm Of This Beautiful, Well-Maintained 3-Bedroom Raised Bungalow, Perfectly Situated On A Quiet And Desirable Street. This Home Boasts A Thoughtfully Designed Main Floor Layout, Ideal For Rental Income Or Extended Family Living. The Spacious And Bright Interior Has Just Been Freshly Painted, Enhancing Its Welcoming Ambiance. The Large Balcony Invites An Abundance Of Natural Light, Creating A Serene Space For Relaxation. The Finished Walk-Out Basement Offers Incredible Potential For A Private Basement Apartment, Complete With 2 Separate Entrances, Making It An Excellent Opportunity For Additional Income Or An In-Law Suite. The Double Front Door Entry Adds A Touch Of Elegance, While The Expansive Driveway Provides Ample Parking For Multiple Vehicles. Located In A Convenient Area, You'll Be Close To Transportation, Schools, Shopping Centers, And Places Of Worship. This Home Is Packed With Numerous Updates And Extras That Ensure Modern Comfort And Style. Move-In Ready!

LISTING INFORMATION

SOLD	\$1,057,980	SOLD DATE	11/18/2024
PIN#	103060153	POSSESSION	30/60/90
TAXES	\$3,456	REMARKS	
TAX YEAR	2023	SELLER PROPERTY	Y
LEGAL DESCRIPTION	PT LT 45 PL 8265 NORTH YORK AS IN TR93386	INFO STATEMENT	
STATUS	Sold		

PROPERTY INFORMATION

FRONTING ON North
LOT SIZE 30 x 121 Feet
SQUARE FEET 1500-2000
DIR/CROSS ST Islington & Finch
DRIVEWAY Available
PARKING DRIVE 2
SPACES
TOTAL PARKING 3
SPACES
UFFI No
POOL None
A/C Central Air
PHYSICALLY N
HANDICAPPED-EQUIPPED
HST APPLICABLE TO Included
SALE PRICE
LAUNDRY LEVEL Main
AREA Toronto
MUNICIPALITY Toronto W05
COMMUNITY Humber Summit

ROOMS 10+3
BEDROOMS 3+3
WASHROOMS 3
KITCHENS 1+1
EXTERIOR Brick
ROOF Shingles
FOUNDATION Concrete
GARAGE TYPE Built-In
GARAGE PARKING 1
SPACES
BASEMENT Apartment / Fin W/O
UTILITIES-GAS Y
HEATING SOURCE Gas
HEATING TYPE Forced Air
WATER Municipal
SEWERS Sewers

FEATURES

- Hospital
- Library
- Park
- Public Transit
- School
- School Bus Route

INTERIOR FEATURES

- None

INCLUDED

- Retirement

SPECIAL DESIGNATIONS

- Unknown

WATERFRONT

WATERFRONTYN N
WATERFRONT None

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Family	Main	—	Hardwood Floor, Open Concept, Combined W/Dining
Dining	Main	—	Combined W/Living, Balcony, Open Concept
Breakfast	Main	—	Combined W/Kitchen, Granite Counter, Open Concept
Kitchen	Main	—	Granite Counter, Stainless Steel Appl, Window
Prim Bdrm	2nd	—	Hardwood Floor, Stainless Steel Appl
2nd Br	2nd	—	Closet, Hardwood Floor, Window
3rd Br	2nd	—	Closet, Hardwood Floor, Large Window
Living	Ground	—	W/O To Garden, Hardwood Floor, Large Window
Kitchen	Ground	—	W/O To Porch, Granite Counter, Window
Br	Bsmt	—	
Br	Bsmt	—	
Br	Bsmt	—	

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	4	2nd
1	4	Main
1	4	Bsmt

EXTRAS

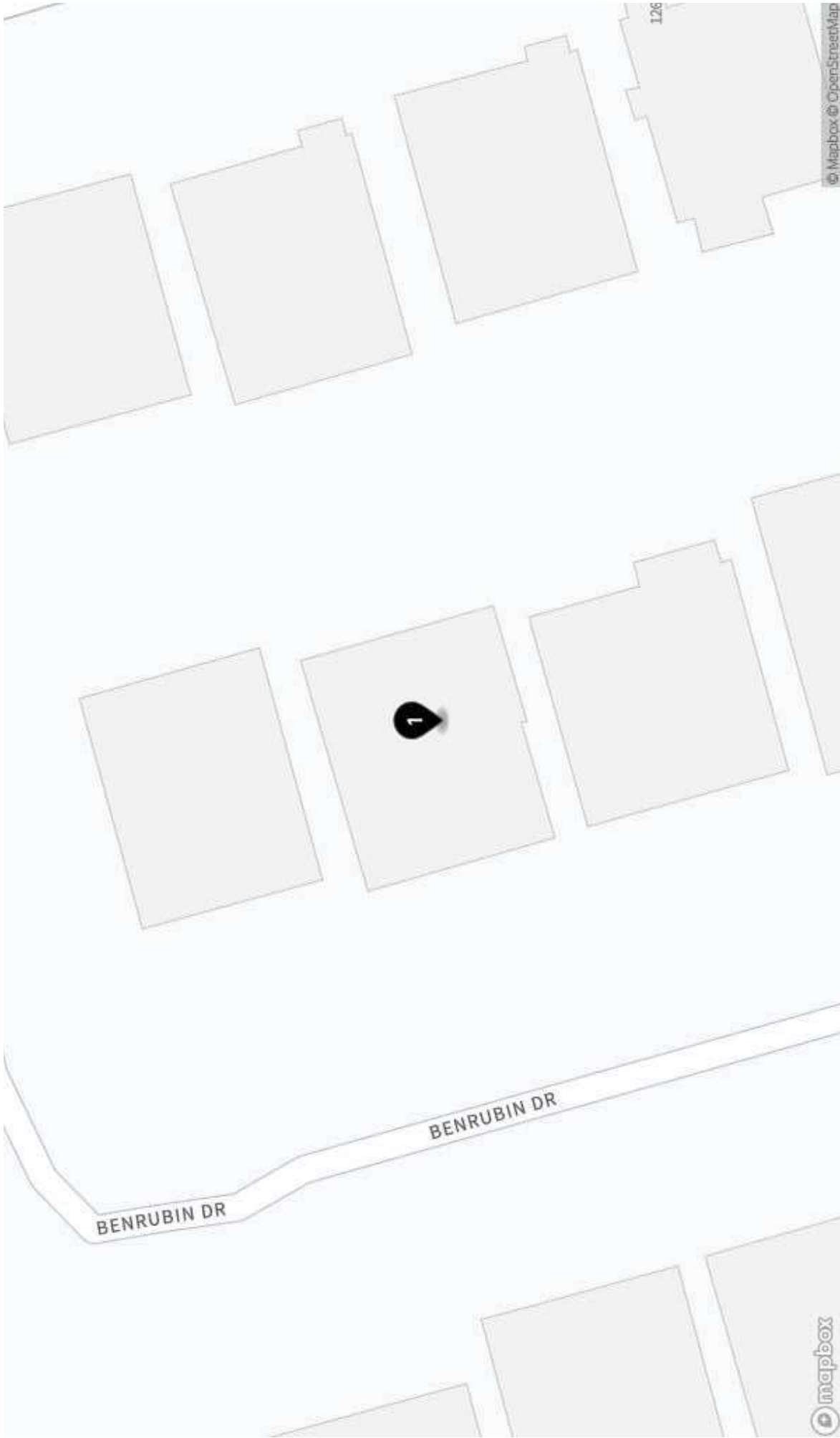
All Existing ELF's. All Existing Appliances Being Sold In As-Is Condition With No Representations Or Warranties. Agt To Verify All Measurements Taxes. Seller/Seller's Agent Do Not Warrant Retrofit Status Of The Bsmt. OPEN HOUSE SAT&SUN 2-4PM

SHOWING REQUIREMENTS

List Brokerage

CONTRACTED WITH

RE/MAX EXPERTS
905-499-8800



ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 23 Berrubin Dr Toronto	3+3	3	Semi-Detached Backsplit 5	\$1,057,980	1500-2000	Sold	10	W10415509

AVERAGES

	MEAN	MEDIAN
PRICE	\$1,057,980	\$1,057,980

98 Dellbrook Cres, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L
1E2

Semi-Detached Bungalow-Raised

SOLD \$935,000 ↓

TAXES \$3,371 (2023)

LIST \$959,900

W8446016

3+1 BEDS	2 BATHS	6+3 ROOMS	4 TOT PRK SPCS	111 DOM
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CLIENT REMARKS

Beautiful and Updated 3 Bedroom Home with a finished in-law suite. Updated Kitchen on Main floor with renovated bathrooms on both levels. Pie-Shaped Lot with a big backyard. Close to Schools, Park, Transportation.

LISTING INFORMATION

SOLD	\$935,000	SOLD DATE	10/04/2024
PIN#	103040099	POSSESSION	Flexible
TAXES	\$3,371	REMARKS	
TAX YEAR	2023	SELLER PROPERTY	N
LEGAL DESCRIPTION	Plan 7780 s Part Lot 40	INFO STATEMENT	
STATUS	Sold		

PROPERTY INFORMATION

APPROX AGE	51-99	ROOMS	6+3
FRONTING ON	West	BEDROOMS	3+1
LOT SIZE	29.82 x 112.25 Feet	WASHROOMS	2
ACRES	< .50	KITCHENS	1+1
DIR/CROSS ST	Steeles / Islington	EXTERIOR	Brick
DRIVEWAY	Private	ROOF	Shingles
PARKING/DRIVE	Private	FOUNDATION	Unknown
PARKING DRIVE	3	GARAGE TYPE	Built-In
SPACES		GARAGE PARKING	1

TOTAL PARKING	4	SPACES	
SPACES		BASEMENT	Finished / Sep Entrance
POOL	None	ELEVATOR	N
A/C	Central Air	HEATING SOURCE	Gas
ZONING	RESIDENTIAL	HEATING TYPE	Forced Air
PHYSICALLY	N	WATER	Municipal
HANDICAPPED-EQUIPPED		SEWERS	Sewers
HST APPLICABLE TO SALE PRICE	Included		
LOT IRREGULARITIES	43 Feet Wide at back.		
AREA	Toronto		
MUNICIPALITY	Toronto W05		
COMMUNITY	Humber Summit		

INTERIOR FEATURES

✔ Other

INCLUDED

✖ Retirement

SPECIAL DESIGNATIONS

✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Living	Main	5.35 m x 3.18 m (17.55 ft x 10.43 ft)	Laminate, W/O To Balcony, Pot Lights
Dining	Main	4.4 m x 3.28 m (14.44 ft x 10.76 ft)	Laminate, Crown Moulding, Pot Lights
Kitchen	Main	3.4 m x 2.35 m (11.15 ft x 7.71 ft)	Renovated, Eat-In Kitchen, Stainless Steel Appl
Prim Bdrm	Main	4.18 m x 3.3 m (13.71 ft x 10.83 ft)	Laminate, His/Hers Closets, Window
2nd Br	Main	3 m x 2.9 m (9.84 ft x 9.51 ft)	Laminate, Closet, Window
3rd Br	Main	3.3 m x 2.62 m (10.83 ft x 8.6 ft)	Laminate, Closet, Window
4th Br	Bsmt	3.4 m x 2.91 m (11.15 ft x 9.55 ft)	Porcelain Floor, W/I Closet
Rec	Bsmt	5.86 m x 3.8 m (19.23 ft x 12.47 ft)	Porcelain Floor, Pot Lights, Window
Kitchen	Bsmt	4.2 m x 3.65 m (13.78 ft x 11.98 ft)	Porcelain Floor, Eat-In Kitchen, Walk-Out

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	4	Main
1	3	Bsmt

EXTRAS

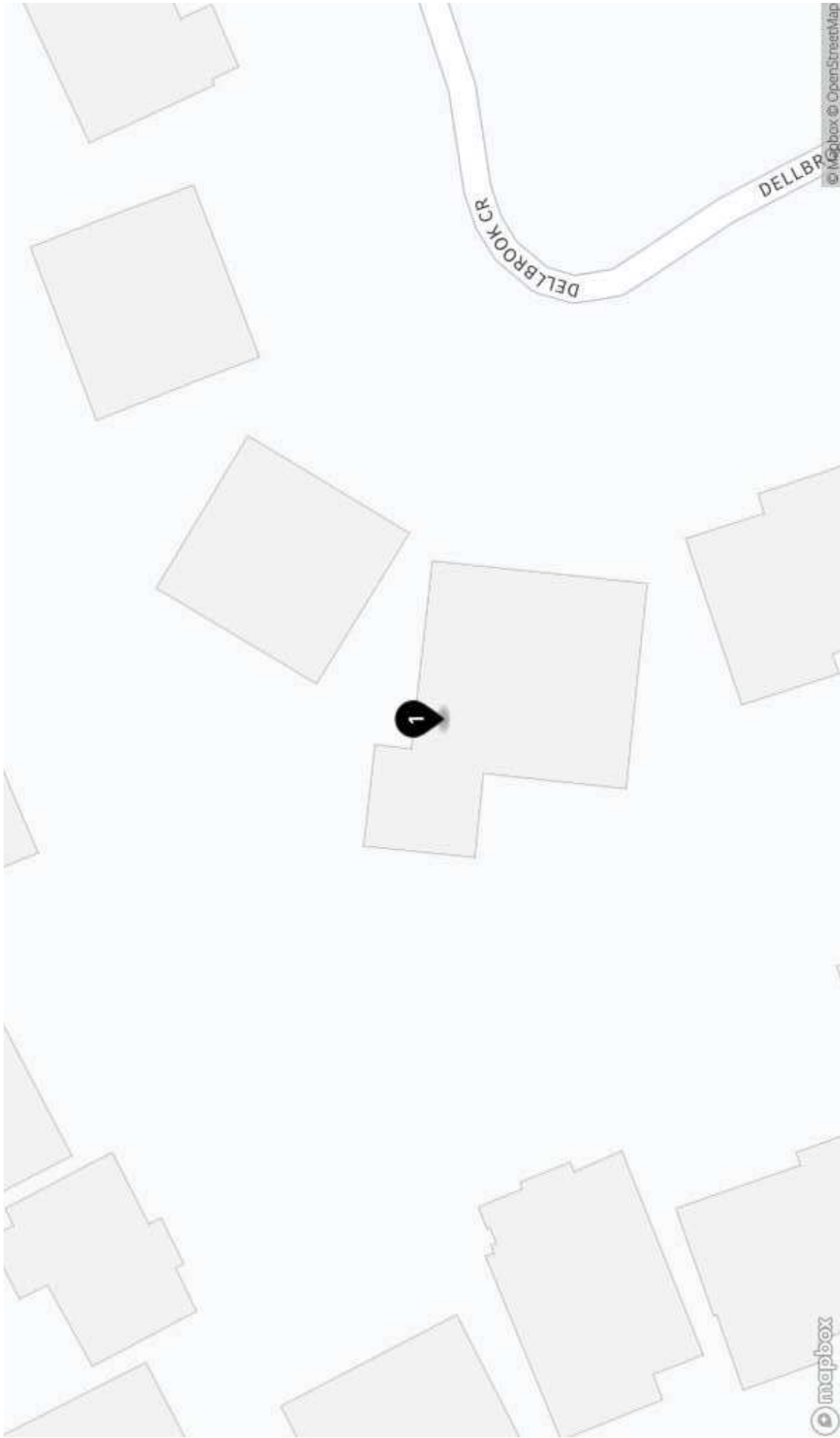
Ac replaced in 2022 and new rental furnace in 2022. Includes 2 stove, 2 fridge, 2 dishwasher and washer/dryer. Exterior Pot Lights.

SHOWING REQUIREMENTS

Lockbox, See Brokerage Remarks

CONTRACTED WITH

HOMELIFE/RESPONSE REALTY INC.
905-949-0070



ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 98 Dellbrook Cres Toronto	3+1	2	Semi-Detached Bungalow-Raised	\$935,000		Sold	111	W8446016

AVERAGES

	MEAN	MEDIAN
PRICE	\$935,000	\$935,000

151 Navenby Cres, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L
1B3

Semi-Detached Bungalow

SOLD \$911,000 ↑

TAXES \$3,676.58 (2024)

LIST \$849,900

W9396774

3+3 BEDS	3 BATHS	6+6 ROOMS	3 TOT PRK SPCS	7 DOM
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CLIENT REMARKS

Stunning Newly Renovated 6 Br Semi-Detached Bungalow In A Great Location. Open Concept Kitchen W/ Modern Center Island And Quartz Counter Top. Spacious Living Rm Combined Dinning Rm With Hwd Fl And Fancy Fireplace. Separate Entrance To Basement With 3 Large Br Apartment Brings Great Rental Income. Plus Newer Door & Window, Newer Insulation, Newer Fence & Paving Path. Just ready for you to move in and enjoy...

LISTING INFORMATION

SOLD	\$911,000	SOLD DATE	10/22/2024
PIN#	103070238	POSSESSION	60 days
TAXES	\$3,676.58	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
ENERGY	N	INFO STATEMENT	
CERTIFICATION			
LEGAL DESCRIPTION	Pin 103070238		
STATUS	Sold		

PROPERTY INFORMATION

FRONTING ON East
LOT SIZE 30 x 116 Feet
DIR/CROSS ST Islington/finch
DRIVEWAY Private
PARKING/DRIVE Private
PARKING DRIVE 3
SPACES
TOTAL PARKING 3
SPACES
POOL None
A/C Central Air
ZONING Residential
PHYSICALLY N
HANDICAPPED-EQUIPPED
HST APPLICABLE TO Included
SALE PRICE
DEVELOPMENT No
CHARGES PAID
LAUNDRY LEVEL Lower
LOT SIZE SOURCE Other
AREA Toronto
MUNICIPALITY Toronto W05
COMMUNITY Humber Summit

ROOMS 6+6
BEDROOMS 3+3
WASHROOMS 3
KITCHENS 1+1
EXTERIOR Brick, Stone
ROOF Shingles
FOUNDATION Not Applicable
GARAGE TYPE None
GARAGE PARKING 0
SPACES
BASEMENT Finished / Sep Entrance
UTILITIES-HYDRO Y
ELEVATOR N
UTILITIES-CABLE Y
UTILITIES-TELEPHONE Y
UTILITIES-GAS Y
HEATING SOURCE Gas
HEATING TYPE Forced Air
WATER Municipal
SEWERS Sewers

FEATURES

- ✔ Fenced Yard
- ✔ Fireplace/Stove
- ✔ Public Transit
- ✔ School

INTERIOR FEATURES

- ✔ Accessory Apartment
- ✔ Primary Bedroom - Main Floor

INCLUDED

- ✖ Retirement

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Kitchen	Main	4.78 m x 2.46 m (15.68 ft x 8.07 ft)	Open Concept, Centre Island, Quartz Counter
Living	Main	5.63 m x 3.53 m (18.47 ft x 11.58 ft)	Hardwood Floor, Pot Lights, Fireplace
Dining	Main	3.13 m x 3.13 m (10.27 ft x 10.27 ft)	Hardwood Floor, Pot Lights, Led Lighting
Prim Bdrm	Main	4.2 m x 3.13 m (13.78 ft x 10.27 ft)	Laminate, Double Closet, Large Window
2nd Br	Main	3.38 m x 3.34 m (11.09 ft x 10.96 ft)	Laminate, Double Closet, Large Window
3rd Br	Main	3.16 m x 3.04 m (10.37 ft x 9.97 ft)	Laminate, Closet, Large Window
Living	Bsmt	5.34 m x 3.35 m (17.52 ft x 10.99 ft)	Large Window, Fireplace, Pot Lights
Kitchen	Bsmt	5.34 m x 2.74 m (17.52 ft x 8.99 ft)	Open Concept, Quartz Counter, Backsplash
Dining	Bsmt	5.34 m x 2.74 m (17.52 ft x 8.99 ft)	Combined W/Kitchen, Pot Lights, Led Lighting
Prim Bdrm	Bsmt	4.27 m x 2.9 m (14.01 ft x 9.51 ft)	Laminate, Closet, Window
2nd Br	Bsmt	3.96 m x 2.9 m (12.99 ft x 9.51 ft)	Laminate, Closet, Window
3rd Br	Bsmt	3.66 m x 3.35 m (12.01 ft x 10.99 ft)	Laminate, Closet, Window

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	4	Ground
1	2	Ground
1	4	Bsmt

EXTRAS

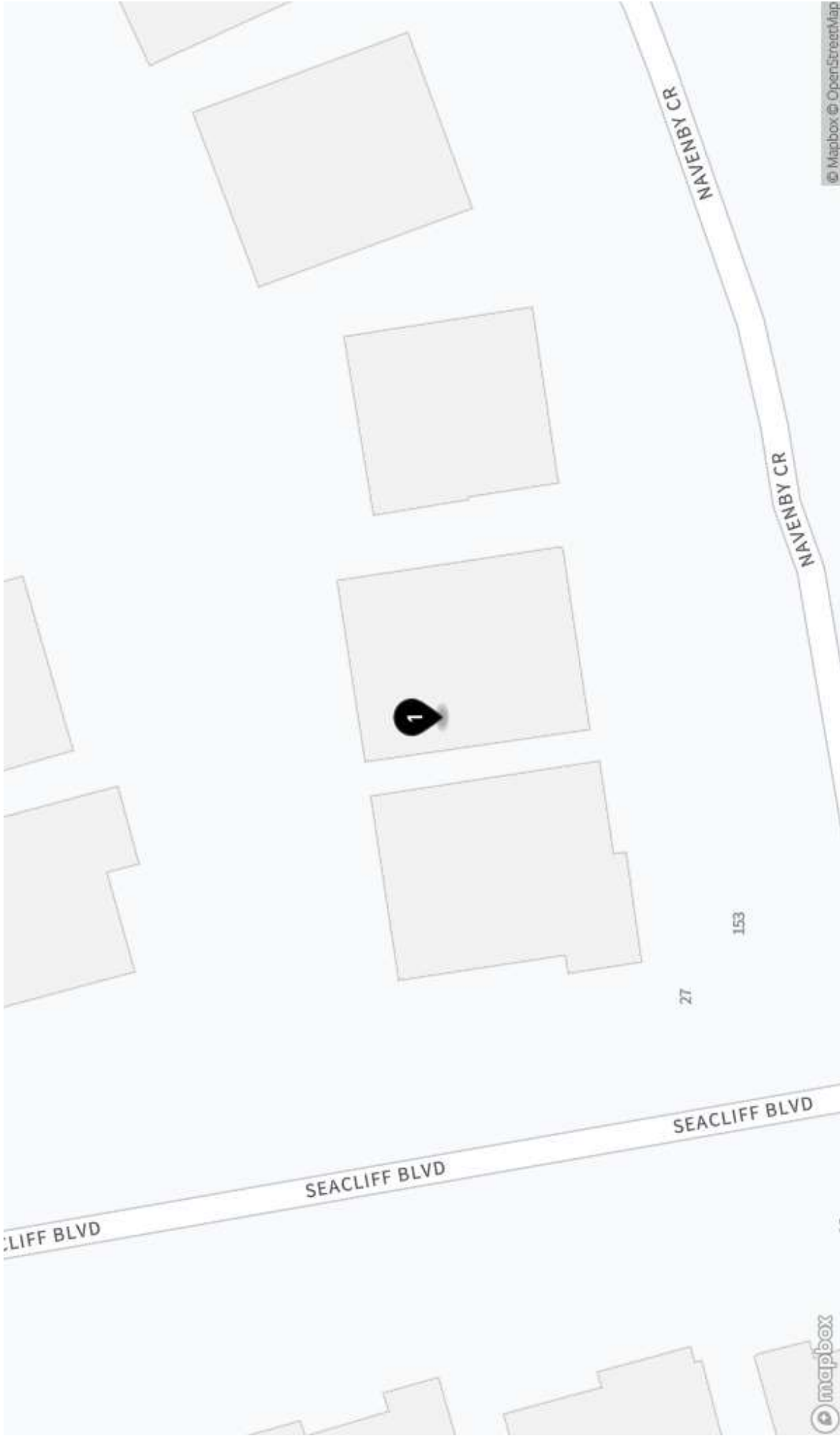
Fridge, Stove, Hood, Washer, Dryer, Fireplace (Electrical), All Window Covering, All Elf, Hood In Basement, Shed In Backyard.

SHOWING REQUIREMENTS

Lockbox

CONTRACTED WITH

PROPERTY TRADING REALTY SERVICES CORP.
416-410-3000



ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 151 Navenby Cres Toronto	3+3	3	Semi-Detached Bungalow	\$911,000		Sold	7	W9396774

AVERAGES

	MEAN	MEDIAN
PRICE	\$911,000	\$911,000

67 DELLBROOK Cres, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L
1E3

Semi-Detached Bungalow

SOLD \$905,000 ↓

TAXES \$3,447.69 (2024)

LIST \$929,900

W9726558

3

BEDS

2

BATHS

5+5

ROOMS

4

TOT PRK SPCS

27

DOM



CLIENT REMARKS

Meticulously Maintained Semi-Detached Bungalow. First Time Offered for Sale by Original Owners. Spacious Main Floor Living Area with 3 large Bedrooms. Basement Has A Separate Entrance Complete W/ Kitchen, Full Bath, And Living Area. Over 40 ft Frontage with Oversize Double Driveway Parking for 4 Cars! Large Custom Cantina; Shed with Hydro. Roof (2015) Ft Window, Ft Door & Side Door (2021), Furnace (2022) A/C (2022) A Very Quiet Street ; Steps to Schools, Parks, Transit, Stores, Places of Worship, Highways and more. Don't Miss this One!

LISTING INFORMATION

SOLD	\$905,000	SOLD DATE	11/25/2024
PIN#	103040149	POSSESSION	30/60/90
TAXES	\$3,447.69	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	PT LT 63 PL7780 NORTH YORK AS IN NY571315	INFO STATEMENT	
STATUS	Sold		

PROPERTY INFORMATION

FRONTING ON	East	ROOMS	5+5
LOT SIZE	42.93 x 105.25 Feet	BEDROOMS	3
DIR/CROSS ST	ISLINGTON/STEELES	WASHROOMS	2
DRIVEWAY	Private	KITCHENS	2
PARKING/DRIVE	Private	EXTERIOR	Brick
PARKING DRIVE	4	ROOF	Asphalt Shingle
SPACES		FOUNDATION	Concrete
TOTAL PARKING	4	GARAGE TYPE	None
SPACES		GARAGE PARKING	0
POOL	None	SPACES	
A/C	Central Air	BASEMENT	Finished / Sep Entrance
HST APPLICABLE TO	Included	HEATING SOURCE	Gas
SALE PRICE		HEATING TYPE	Forced Air
AREA	Toronto	WATER	Municipal
MUNICIPALITY	Toronto W05	SEWERS	Sewers
COMMUNITY	Humber Summit		

FEATURES

- ✔ Fireplace/Stove

INTERIOR FEATURES

- ✔ Storage
- ✔ Primary Bedroom - Main Floor
- ✔ Carpet Free

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Kitchen	Main	4.54 m x 2.32 m (14.9 ft x 7.61 ft)	Eat-In Kitchen, Tile Floor
Living	Main	7.22 m x 3.7 m (23.69 ft x 12.14 ft)	Combined W/Dining, Hardwood Floor
Dining	Main	7.22 m x 3.7 m (23.69 ft x 12.14 ft)	Combined W/Living, Hardwood Floor
Prim Bdrm	Main	3.62 m x 3.3 m (11.88 ft x 10.83 ft)	Hardwood Floor
2nd Br	Main	3.35 m x 3.02 m (10.99 ft x 9.91 ft)	Hardwood Floor
3rd Br	Main	3.02 m x 2.5 m (9.91 ft x 8.2 ft)	Hardwood Floor
Great Rm	Bsmt	8.01 m x 6.22 m (26.28 ft x 20.41 ft)	Tile Floor
Kitchen	Bsmt	6.13 m x 3.6 m (20.11 ft x 11.81 ft)	Eat-In Kitchen, Tile Floor
Laundry	Bsmt	2.54 m x 2.5 m (8.33 ft x 8.2 ft)	
Cold/Cant	Bsmt	2.4 m x 4.02 m (7.87 ft x 13.19 ft)	
Utility	Bsmt	2.54 m x 2.5 m (8.33 ft x 8.2 ft)	

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	4	Main
1	4	Bsmt

EXTRAS

Included are : Shed, 2 Refrigerators, 2 Stoves, All Electrical Light Fixtures, All Window Coverings, Alarm System.

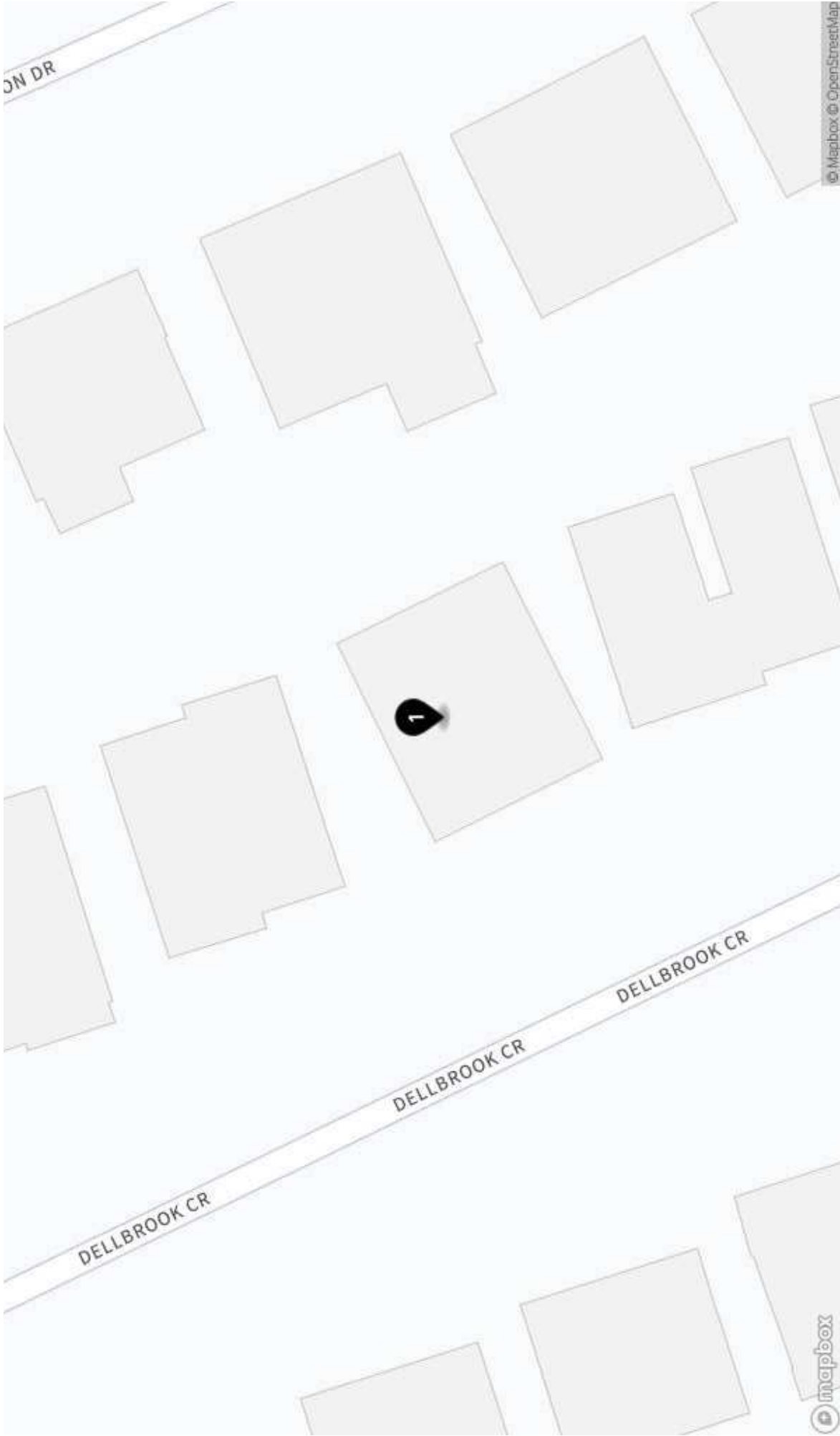
SHOWING REQUIREMENTS

Lockbox

CONTRACTED WITH

HOMELIFE/BAYVIEW REALTY INC.

905-889-2200



© Mapbox © OpenStreetMap

ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 67 DELLBROOK Cres Toronto	3	2	Semi-Detached Bungalow	\$905,000		Sold	27	W9726558

AVERAGES

	MEAN	MEDIAN
PRICE	\$905,000	\$905,000

71 Husband Dr, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L 1J8

Semi-Detached Bungalow-Raised

SOLD \$900,000 ↑

TAXES \$3,400 (2024)

LIST \$899,900

W9377092

3+1 BEDS	2 BATHS	8+2 ROOMS	5 TOT PRK SPCS	8 DOM
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CLIENT REMARKS

welcome to 71 husband dr 3 bedrooms semi detached raised bungalow (as is) comes with 1 bedroom finished basement apartment with separate entrance, living room, kitchen, Full washroom, walk out to backyard situated on 145 foot deep lot at very convenient and central location for commuters, close to all amenities as 400 series hwy's, ttc, parks, school, pearson international airport, library, place of worship, very spacious home with income potential from basement, no carpet in the house, lot more to mention come and see by yourself...

LISTING INFORMATION

SOLD	\$900,000	SOLD DATE	10/10/2024
PIN#	103030068	POSSESSION	Tba
TAXES	\$3,400	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	Pt Lt 17 PI 7352	INFO STATEMENT	
STATUS	Sold		

PROPERTY INFORMATION

FRONTING ON	South	ROOMS	8+2
LOT SIZE	30 x 144.26 Feet	BEDROOMS	3+1
DIR/CROSS ST	steeles/islington	WASHROOMS	2
DRIVEWAY	Private	KITCHENS	1+1
PARKING/DRIVE	Private	EXTERIOR	Brick
PARKING DRIVE	4	ROOF	Asphalt Shingle

SPACES
 TOTAL PARKING 5
 SPACES
 POOL None
 A/C Central Air
 HST APPLICABLE TO Included
 SALE PRICE
 AREA Toronto
 MUNICIPALITY Toronto W05
 COMMUNITY Humber Summit

FOUNDATION Concrete
 GARAGE TYPE Built-In
 GARAGE PARKING 1
 SPACES
 BASEMENT Apartment / Sep Entrance
 HEATING SOURCE Gas
 HEATING TYPE Forced Air
 WATER Municipal
 SEWERS Sewers

FEATURES

✔ Fireplace/Stove

INTERIOR FEATURES

✔ Other

SPECIAL DESIGNATIONS

✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Living	Main	7.79 m x 3.66 m (25.56 ft x 12.01 ft)	Hardwood Floor, W/O To Balcony, Large Window
Dining	Main	7.79 m x 3.66 m (25.56 ft x 12.01 ft)	Hardwood Floor, Combined W/Living
Kitchen	Main	4.84 m x 3.57 m (15.88 ft x 11.71 ft)	Ceramic Floor, Family Size Kitchen
Breakfast	Main	4.84 m x 3.57 m (15.88 ft x 11.71 ft)	Ceramic Floor, Backsplash
Prim Bdrm	Main	3.93 m x 3.3 m (12.89 ft x 10.83 ft)	Hardwood Floor, Double Closet, O/Looks Backyard
2nd Br	Main	2.66 m x 3.28 m (8.73 ft x 10.76 ft)	Hardwood Floor, Closet, Window
3rd Br	Main	2.92 m x 2.9 m (9.58 ft x 9.51 ft)	Hardwood Floor, Closet, Window
Family	Bsmt	5.64 m x 3.96 m (18.5 ft x 12.99 ft)	Laminate, Gas Fireplace, Above Grade Window
Kitchen	Bsmt	2.87 m x 3.36 m (9.42 ft x 11.02 ft)	Laminate, Eat-In Kitchen, Above Grade Window
Breakfast	Bsmt	2.87 m x 3.36 m (9.42 ft x 11.02 ft)	Laminate, Combined W/Kitchen
Br	Bsmt	4.28 m x 4.1 m (14.04 ft x 13.45 ft)	Laminate, Double Closet, Above Grade Window

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	4	Main
1	4	Bsmt

EXTRAS

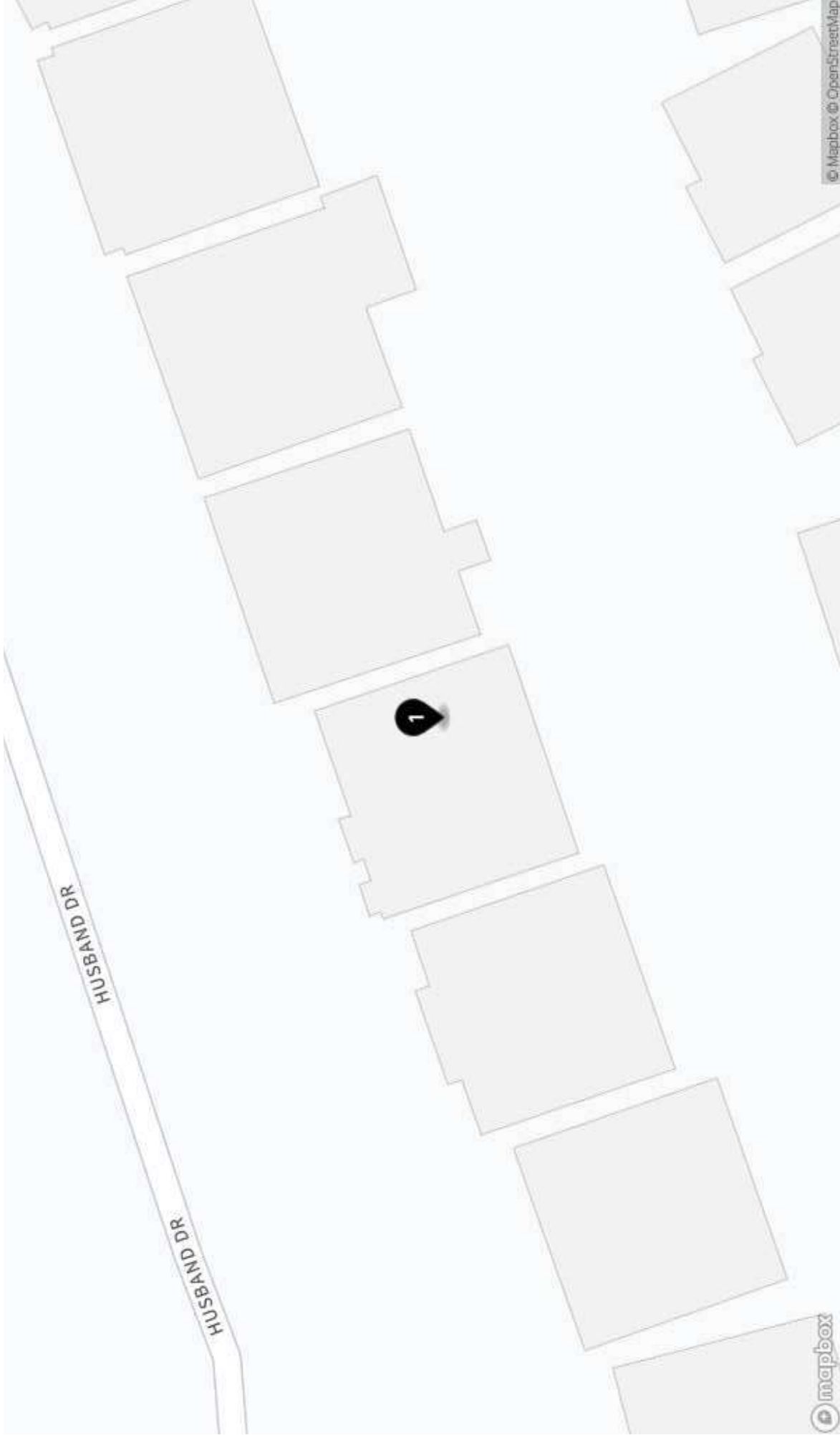
2Stoves, 2Fridges, dishwasher, 2washers,2Dryers,all elf's, window coverings, cac.

SHOWING REQUIREMENTS

List Brokerage

CONTRACTED WITH

CENTURY 21 PEOPLE`S CHOICE REALTY INC.
416-742-8000



ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 71 Husband Dr Toronto	3+1	2	Semi-Detached Bungalow-Raised	\$900,000		Sold	8	W9377092

AVERAGES

	MEAN	MEDIAN
PRICE	\$900,000	\$900,000

210 Cabana Dr, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L
1L3

Semi-Detached Bungalow-Raised

SOLD \$875,000 ↓

TAXES \$3,569.29 (2024)

LIST \$929,000

W9416254

3 BEDS	2 BATHS	6+3 ROOMS	3 TOT PRK SPCS	13 DOM
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CLIENT REMARKS

This meticulously maintained 3-bedroom semi-detached raised bungalow offers spacious living on two levels. Featuring 2 full kitchens, marble stairs, large, bright rooms, an open-concept layout with a balcony, gleaming hardwood on the main level, & a tiled lower level. This home is perfect for comfortable living and entertaining. The walk-out basement includes a fireplace and wet bar, ideal for hosting gatherings. The backyard is ready for your vegetable garden and already has established grapevines. Plus, enjoy the convenience of a walking path that leads directly to Steeles Ave. Nestled in an excellent location, this property is a must-see!

LISTING INFORMATION

SOLD	\$875,000	SOLD DATE	10/31/2024
PIN#	103010116	POSSESSION	30/60
TAXES	\$3,569.29	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
ENERGY	N	INFO STATEMENT	
CERTIFICATION			
LEGAL DESCRIPTION	PT LT 22 PL 8789		
STATUS	Sold		
GREENPIS	N		

PROPERTY INFORMATION

FRONTING ON	South	ROOMS	6+3
LOT SIZE	30.04 x 120.15 Feet	BEDROOMS	3
DIR/CROSS ST	Steeles Ave and Islington Ave	WASHROOMS	2
DRIVEWAY	Private	KITCHENS	1+1
PARKING/DRIVE	Private	EXTERIOR	Brick
PARKING DRIVE	2	ROOF	Asphalt Shingle
SPACES		FOUNDATION	Unknown
TOTAL PARKING	3	GARAGE TYPE	Built-In
SPACES		GARAGE PARKING	1
POOL	None	SPACES	
A/C	Central Air	OTHER	Garden Shed
HST APPLICABLE TO	Included	STRUCTURES1	
SALE PRICE		BASEMENT	Fin W/O / Sep Entrance
LAUNDRY LEVEL	Lower	HEATING SOURCE	Gas
AREA	Toronto	HEATING TYPE	Forced Air
MUNICIPALITY	Toronto W05	WATER	Municipal
COMMUNITY	Humber Summit	SEWERS	Sewers

FEATURES

- ✔ Fireplace/Stove
- ✔ Park
- ✔ Public Transit

EXTERIOR FEATURES

- ✔ Porch
- ✔ Landscaped

INTERIOR FEATURES

- ✔ Auto Garage Door Remote
- ✔ Carpet Free
- ✔ In-Law Capability

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Living	Main	3.68 m x 2.1 m (12.07 ft x 6.89 ft)	Hardwood Floor, W/O To Porch, Picture Window
Dining	Main	3.38 m x 3.41 m (11.09 ft x 11.19 ft)	Hardwood Floor, Combined W/Living
Kitchen	Main	3.2 m x 2.71 m (10.5 ft x 8.89 ft)	Tile Floor, Double Sink
Breakfast	Main	3.2 m x 2.8 m (10.5 ft x 9.19 ft)	Tile Floor, Breakfast Area
Prim Bdrm	Main	3.5 m x 4.78 m (11.48 ft x 15.68 ft)	Hardwood Floor, Closet
2nd Br	Main	3.38 m x 4.14 m (11.09 ft x 13.58 ft)	Hardwood Floor, Double Closet
3rd Br	Main	3.38 m x 3.23 m (11.09 ft x 10.6 ft)	Hardwood Floor, Closet
Dining	Bsmt	3.93 m x 5.6 m (12.89 ft x 18.37 ft)	Tile Floor, Wet Bar
Family	Bsmt	7.28 m x 3.93 m (23.88 ft x 12.89 ft)	Tile Floor, Fireplace, W/O To Garden
Kitchen	Bsmt	2.46 m x 4.2 m (8.07 ft x 13.78 ft)	Tile Floor

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	5	Main
1	3	Lower

EXTRAS

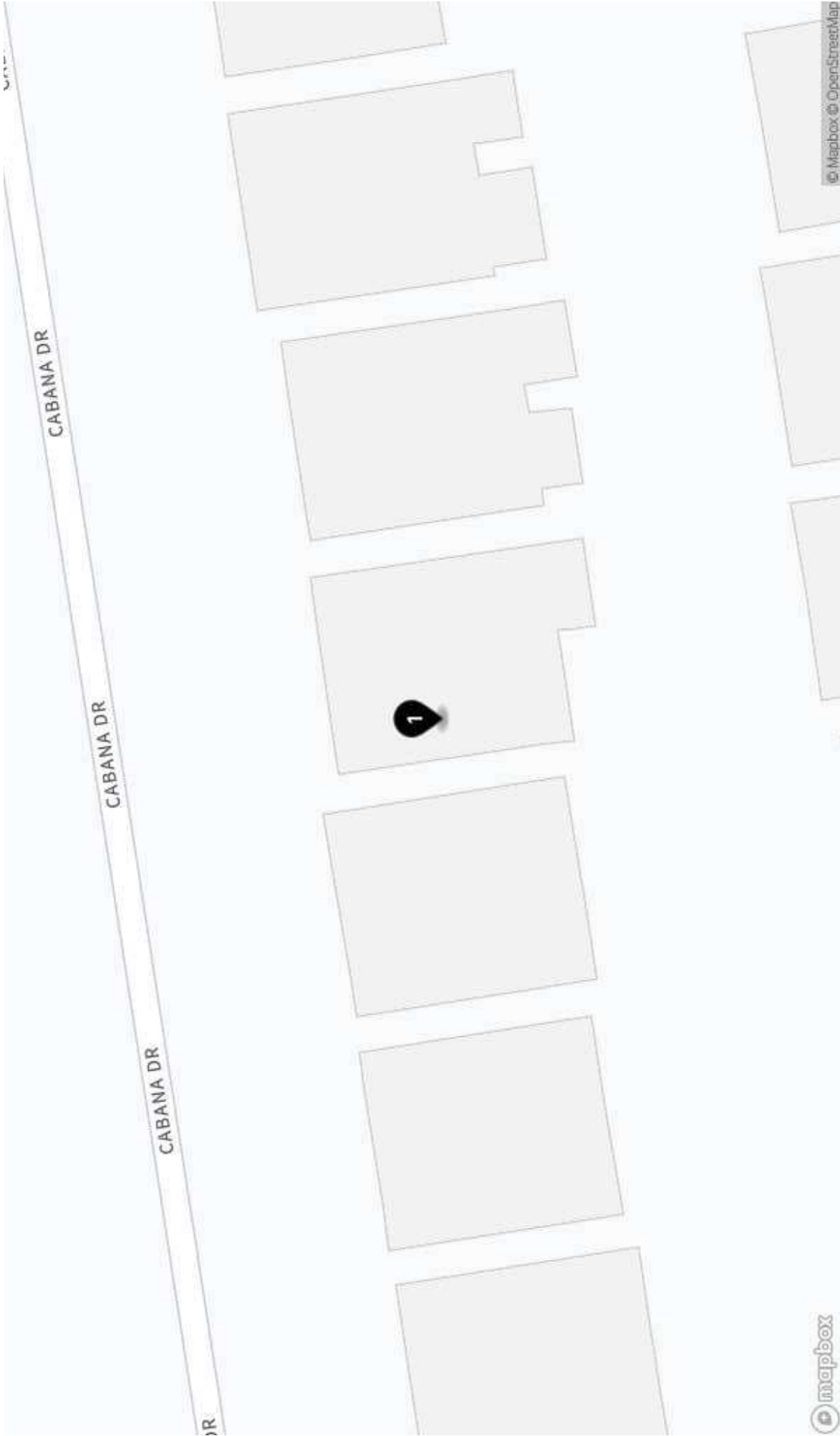
Close to public transit, Finch West subway station, Hwy 400/407/427, York University, parks and walking trails. Shopping malls, banks, restaurants, hospitals, community centres, grocery stores & all local amenities

SHOWING REQUIREMENTS

Lockbox, Showing System

CONTRACTED WITH

RE/MAX HALLMARK REALTY LTD.
416-486-5588



ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 210 Cabana Dr Toronto	3	2	Semi-Detached Bungalow-Raised	\$875,000		Sold	13	W9416254

AVERAGES

	MEAN	MEDIAN
PRICE	\$875,000	\$875,000

136 Duncanwoods Dr, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L
2E1

SOLD \$870,000 ↓

TAXES \$3,397.62 (2024)

LIST \$875,000

Semi-Detached Bungalow-Raised

W9345259

3+1 BEDS	2 BATHS	10 ROOMS	3 TOT PRK SPCS	26 DOM
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CLIENT REMARKS

Spacious Well Maintained 3 + 1 Bedrooms Raised Bungalow Ready to Make in A Desirable Humber Summit Location Separate Entrance to Finished Basement with Second Kitchen Ideal for Extended Family or Other. Large Driveway Non-Shared for Multiple Parking Spaces. Deep Garage with Extra Storage Space, Close to Public Transportation, Schools, Shopping and Place of Workshop. Fairly New Roof Shingles (2021). Central Air Conditioner, Gas Furnace (2016)

LISTING INFORMATION

SOLD	\$870,000	SOLD DATE	10/08/2024
PIN#	103060260	POSSESSION	60 - 90 Day
TAXES	\$3,397.62	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	PARCEL 171-3, SECTION M979 PART LOT 171, PLAN 66M979, PTS 2 & 15 66R2112; SUBJ TO EASE OVER PT 15 ON 66R2112 AS IN B105130;TWP OF YORK/NORTH YORK , CITY OF TORONTO		
STATUS	Sold		

PROPERTY INFORMATION

FRONTING ON	West
LOT SIZE	26 x 120 Feet
DIR/CROSS ST	Islington & Finch Ave.
DRIVEWAY	Private
PARKING/DRIVE	Private
PARKING DRIVE	2
SPACES	
TOTAL PARKING	3
SPACES	
POOL	None
A/C	Central Air
ZONING	Residential
HST APPLICABLE TO	Included
SALE PRICE	
AREA	Toronto
MUNICIPALITY	Toronto W05
COMMUNITY	Humber Summit

ROOMS	10
BEDROOMS	3+1
WASHROOMS	2
KITCHENS	1+1
EXTERIOR	Brick
ROOF	Shingles
FOUNDATION	Block
GARAGE TYPE	Built-In
GARAGE PARKING	1
SPACES	
BASEMENT	Apartment / Sep Entrance
HEATING SOURCE	Gas
HEATING TYPE	Forced Air
WATER	Municipal
SEWERS	Sewers

FEATURES

- Library
- Park
- Place Of Worship
- Public Transit
- Rec Centre
- School

INTERIOR FEATURES

- Other

SECURITY FEATURES

- None

SPECIAL DESIGNATIONS

- Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Living	Ground	4.27 m x 3.66 m (14.01 ft x 12.01 ft)	Hardwood Floor, Large Window, O/Looks Dining
Dining	Ground	3.14 m x 2.93 m (10.3 ft x 9.61 ft)	Hardwood Floor, Combined W/Living
Kitchen	Ground	4.57 m x 3.05 m (14.99 ft x 10.01 ft)	Ceramic Floor, Ceramic Back Splash
Prim Bdrm	Ground	4.21 m x 3.14 m (13.81 ft x 10.3 ft)	Hardwood Floor, W/I Closet, Closet
2nd Br	Ground	3.72 m x 3.05 m (12.2 ft x 10.01 ft)	Hardwood Floor, W/I Closet, Closet
3rd Br	Ground	3.05 m x 2.71 m (10.01 ft x 8.89 ft)	Hardwood Floor, Closet
Kitchen	Bsmt	3.95 m x 2.74 m (12.96 ft x 8.99 ft)	Ceramic Floor, Ceramic Back Splash
Rec	Bsmt	5.55 m x 2.8 m (18.21 ft x 9.19 ft)	Panelled, Ceramic Floor
4th Br	Bsmt	3.45 m x 2.74 m (11.32 ft x 8.99 ft)	Panelled, Ceramic Floor
Laundry	Bsmt	3.81 m x 3.35 m (12.5 ft x 10.99 ft)	Ceramic Floor, Laundry Sink

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	5	Ground
1	3	Bsmt

EXTRAS

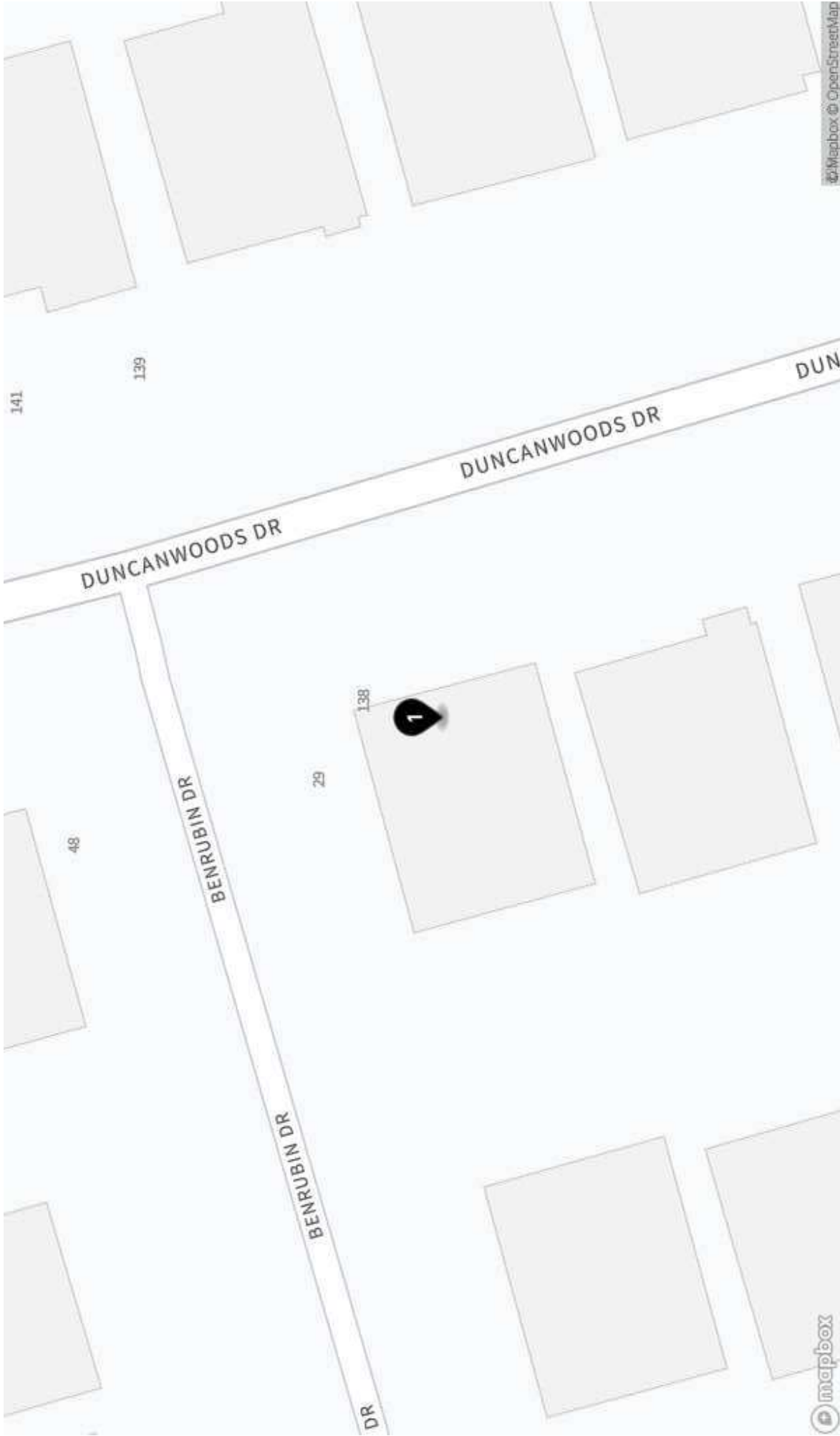
2 Stoves, 1 Fridge

SHOWING REQUIREMENTS

Lockbox

CONTRACTED WITH

INTERCITY REALTY INC.
416-798-7070



mapbox © OpenStreetMap

ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 136 Duncanwoods Dr Toronto	3+1	2	Semi-Detached Bungalow-Raised	\$870,000		Sold	26	W9345259

AVERAGES

	MEAN	MEDIAN
PRICE	\$870,000	\$870,000

110 Anthia Dr, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L
1K8

SOLD \$865,000 ↓

TAXES \$4,060.04 (2024)

LIST \$899,000

Semi-Detached Backsplit 5

W9386968

3+3 BEDS	3 BATHS	10+1 ROOMS	4 TOT PRK SPCS	15 DOM
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CLIENT REMARKS

Very good opportunity for first time home buyers or investors. Priced to sell. 5-level backsplit, lot of potential for extra income. This house has large concrete patio from master bedroom with sliding door walkout. 2 kitchens, 3 baths, 5-separate entrances. A must see home! 4-car parking.Huge backyard (150'feet lot). Good neighborhood, close to TTC, shops, schools, parks and more amenities. This home requires some tender loving care (TLC) and is being sold as-is, it represents an amazing opportunity for homebuyers looking to add their personal touches.

LISTING INFORMATION

SOLD	\$865,000	SOLD DATE	10/23/2024
PIN#	103020124	POSSESSION	60 Days/TBD
TAXES	\$4,060.04	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	PARCEL 10-3, SECTION M1482 PART LOT 10, PLAN 66M1482, BEING PT 6 66R6785; SUBJ TO COVN IN B380766; SUBJ TO PARTY WALL AGREEMENT TWP OF YORK/NORTH YORK , CITY OF TORONTO	INFO STATEMENT	
STATUS	Sold		

PROPERTY INFORMATION

FRONTING ON	East	ROOMS	10+1
LOT SIZE	30.47 x 152.31 Feet	BEDROOMS	3+3
DIR/CROSS ST	Steeles Ave West / Islington Ave	WASHROOMS	3
DRIVEWAY	Mutual	KITCHENS	1
PARKING/DRIVE	Mutual	EXTERIOR	Brick
PARKING DRIVE	3	ROOF	Shingles
SPACES		FOUNDATION	Concrete
TOTAL PARKING	4	GARAGE TYPE	Attached
SPACES		GARAGE PARKING	1
POOL	None	SPACES	
A/C	Central Air	BASEMENT	Apartment / Fin W/O
HST APPLICABLE TO	Included	HEATING SOURCE	Gas
SALE PRICE		HEATING TYPE	Forced Air
AREA	Toronto	WATER	Municipal
MUNICIPALITY	Toronto W05	SEWERS	Sewers
COMMUNITY	Humber Summit		

FEATURES

Family Room

INTERIOR FEATURES

Other

SPECIAL DESIGNATIONS

Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Living	Main	6.79 m x 2.89 m (22.28 ft x 9.48 ft)	W/O To Balcony, Hardwood Floor, Large Window
Dining	Main	6.79 m x 2.89 m (22.28 ft x 9.48 ft)	Combined W/Living, Hardwood Floor
Kitchen	Main	5.79 m x 3.66 m (19 ft x 12.01 ft)	Vinyl Floor, Window
Prim Bdrm	Upper	4.27 m x 3.81 m (14.01 ft x 12.5 ft)	Hardwood Floor, W/O To Patio, Closet
2nd Br	Upper	3.96 m x 2.89 m (12.99 ft x 9.48 ft)	Hardwood Floor, Closet, Window
3rd Br	Upper	3.35 m x 3.04 m (10.99 ft x 9.97 ft)	Hardwood Floor, Closet, Window
Kitchen	Bsmt	3.66 m x 3.04 m (12.01 ft x 9.97 ft)	Ceramic Floor
4th Br	Bsmt	3.66 m x 3.04 m (12.01 ft x 9.97 ft)	Parquet Floor, Window
5th Br	Bsmt	3.81 m x 3.81 m (12.5 ft x 12.5 ft)	Parquet Floor
Br	Lower	3.35 m x 2.59 m (10.99 ft x 8.5 ft)	Parquet Floor
Family	Lower	—	Laminate

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	4	Upper
1	4	Lower
1	3	Bsmt

EXTRAS

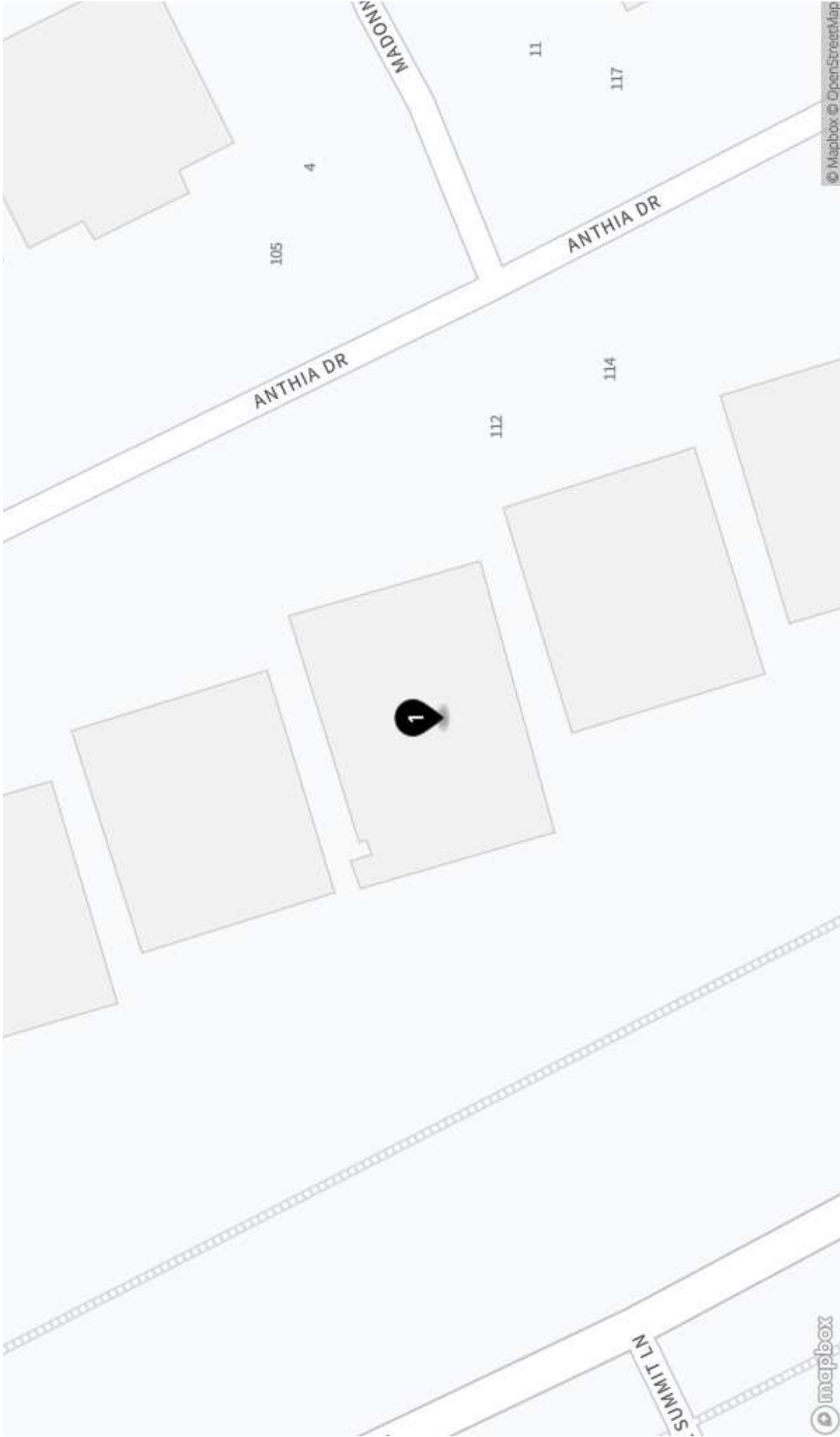
Light Fixtures, Washer, 2 Fridges, 2 Stoves

SHOWING REQUIREMENTS

Lockbox

CONTRACTED WITH

HOMELIFE SILVERCITY REALTY INC.
905-913-8500



ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 110 Anthia Dr Toronto	3+3	3	Semi-Detached Backsplit 5	\$865,000		Sold	15	W9386968

AVERAGES

	MEAN	MEDIAN
PRICE	\$865,000	\$865,000

155 Plunkett Rd, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L 2J7

SOLD \$850,000 ↓

TAXES \$3,960 (2024)

LIST \$889,000

Semi-Detached Bungalow

W9391783

3 BEDS	2 BATHS	6+3 ROOMS	5 TOT PRK SPCS	1100-1500 SQFT	15 DOM
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CLIENT REMARKS

An incredible investment opportunity in a Convenient & Desirable Neighbourhood. Features a great Main Floor Layout with 3 Bedrooms, a Separate Dining Room, Family Room, and Eat-In Kitchen with Walkout to Balcony. The Basement has its own separate entrance and is finished with its own Kitchen, eating area, Family / Bedroom perfect for additional rent, or family suite. Basement also features an entrance from the garage. Steps away from all amenities. A unique part of this property is the 2 Car Garage which is a rare item for a semi in this area! The extra wide garage provides ample parking for multiple cars or work truck. Don't miss your chance to own this home.

LISTING INFORMATION

SOLD	\$850,000	SOLD DATE	10/25/2024
PIN#	103010105	POSSESSION	TBD
TAXES	\$3,960	REMARKS	
TAX YEAR	2024	SELLER PROPERTY	N
LEGAL DESCRIPTION	PT LT 46 PL 8789 NORTH YORK AS IN NY686212; TORONTO (N YORK), CITY OF 121.27 TORONTO		
STATUS	Sold		
GREENPIS	N		

PROPERTY INFORMATION

APPROX AGE	51-99	ROOMS	6+3
FRONTING ON	East	BEDROOMS	3
LOT SIZE	32.7 x 121.27 Feet	WASHROOMS	2
ACRES	< .50	KITCHENS	1+1
SQUARE FEET	1100-1500	FIREPLACE	Fireplace Insert
DIR/CROSS ST	Steeles Ave W & Islington Ave	FEATURES	
DRIVEWAY	Private	EXTERIOR	Brick
PARKING/DRIVE	Private	ROOF	Not Applicable
PARKING DRIVE	3	FOUNDATION	Not Applicable
SPACES		GARAGE TYPE	Built-In
TOTAL PARKING	5	GARAGE PARKING	2
SPACES		SPACES	
UFFI	No	BASEMENT	Apartment / Fin W/O
POOL	None	UTILITIES-HYDRO	Y
A/C	Central Air	ELEVATOR	N
PHYSICALLY	N	UTILITIES-CABLE	A
HANDICAPPED-EQUIPPED		UTILITIES-TELEPHONE	A
UNDER CONTRACT	Hot Water Tank-Gas	UTILITIES-GAS	Y
HST APPLICABLE TO SALE PRICE	Included	HEATING SOURCE	Gas
LAUNDRY LEVEL	Lower	HEATING TYPE	Forced Air
LOT SHAPE	Rectangular	WATER	Municipal
LOT SIZE SOURCE	GeoWarehouse	SEWERS	Sewers
AREA	Toronto		
MUNICIPALITY	Toronto W05		
COMMUNITY	Humber Summit		

FEATURES

- ✔ Fenced Yard
- ✔ Fireplace/Stove
- ✔ Park
- ✔ Public Transit
- ✔ School

INCLUDED

- ✖ Retirement

EXTERIOR FEATURES

- ✔ Awnings

INTERIOR FEATURES

- ✔ Auto Garage Door Remote
- ✔ Carpet Free
- ✔ In-Law Capability
- ✔ Primary Bedroom - Main Floor
- ✔ Storage
- ✔ Water Heater

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

WATERFRONTYN N
WATERFRONT None

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Kitchen	Main	5.2 m x 3.3 m (17.06 ft x 10.83 ft)	Eat-In Kitchen, W/O To Balcony, Tile Floor
Living	Main	3.65 m x 5.3 m (11.98 ft x 17.39 ft)	Large Window, Tile Floor, Open Concept
Dining	Main	3.18 m x 2.78 m (10.43 ft x 9.12 ft)	Tile Floor, Open Concept
Br	Main	3.3 m x 3.77 m (10.83 ft x 12.37 ft)	Hardwood Floor, Closet, Large Window
2nd Br	Main	2.71 m x 3.17 m (8.89 ft x 10.4 ft)	Hardwood Floor, Closet, Window
3rd Br	Main	3.18 m x 4.4 m (10.43 ft x 14.44 ft)	Hardwood Floor, Closet, Window
Kitchen	Bsmt	7.14 m x 3.7 m (23.43 ft x 12.14 ft)	Combined W/Dining, Granite Counter, Backsplash
Dining	Bsmt	7.14 m x 3.7 m (23.43 ft x 12.14 ft)	Combined W/Kitchen, O/Looks Backyard, Ceramic Floor
Living	Bsmt	3 m x 3.75 m (9.84 ft x 12.3 ft)	Fireplace, Ceramic Floor, Window

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	3	
1	3	

EXTRAS

2 Car Garage! 5 car parking! Balcony, Finished basement with Walk up for in-lawpotential and rental potential.

LEASE TO OWN ITEMS

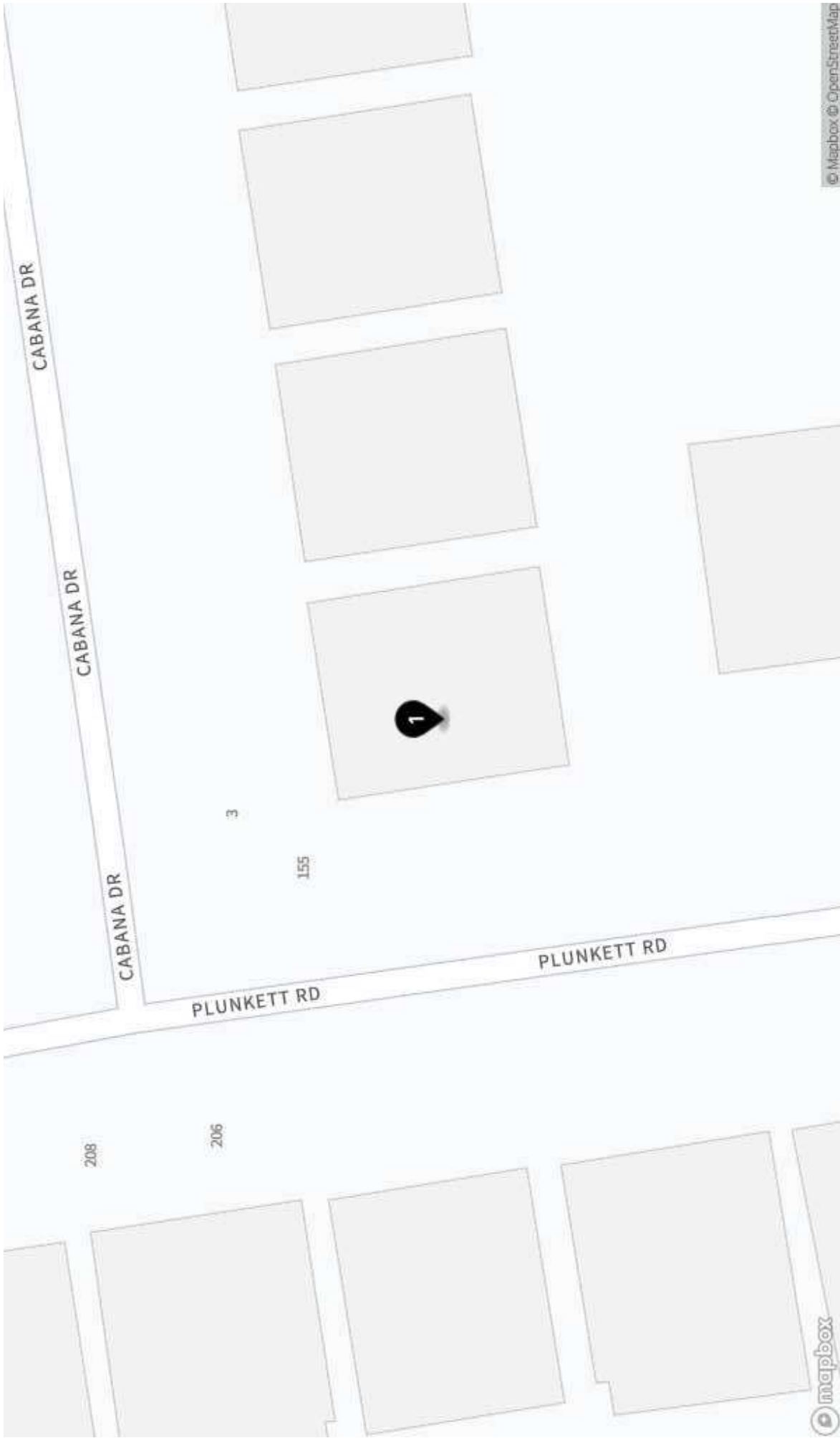
None

SHOWING REQUIREMENTS

Lockbox, List Salesperson

CONTRACTED WITH

HARVEY KALLES REAL ESTATE LTD.
416-441-2888



© Mapbox © OpenStreetMap

ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 155 Plunkett Rd Toronto	3	2	Semi-Detached Bungalow	\$850,000	1100-1500	Sold	15	W9391783

AVERAGES

	MEAN	MEDIAN
PRICE	\$850,000	\$850,000

57 Dellbrook Cres, Toronto

Toronto W05, Humber Summit, Toronto, Ontario M9L
1E3

Semi-Detached Bungalow

SOLD \$780,000 ↓

TAXES \$3,223.25 (2023)

LIST \$799,000

W9359066

3+2 BEDS	3 BATHS	6+4 ROOMS	5 TOT PRK SPCS	19 DOM
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CLIENT REMARKS

This is the House you have all been waiting for. Perfect for extended Family. Property Two separate units great for potential income. Hard Wood Flooring through out. Two Level Deck , Great for entertaining. Child safe area. Walk to schools , Shopping and TTC. Fenced yard for Privacy and Pet safety.

LISTING INFORMATION

SOLD	\$780,000	SOLD DATE	10/08/2024
PIN#	103040144	POSSESSION	to be arranged
TAXES	\$3,223.25	REMARKS	
TAX YEAR	2023	SELLER PROPERTY	N
LEGAL DESCRIPTION	pt.lt.61,pl;7780	INFO STATEMENT	
STATUS	Sold		

PROPERTY INFORMATION

FRONTING ON	East	ROOMS	6+4
LOT SIZE	31.71 x 106.23 Feet	BEDROOMS	3+2
DIR/CROSS ST	no	WASHROOMS	3
DRIVEWAY	Private	KITCHENS	1
PARKING/DRIVE	Private	EXTERIOR	Brick
PARKING DRIVE	5	ROOF	Asphalt Shingle
SPACES		FOUNDATION	Concrete
TOTAL PARKING	5	GARAGE TYPE	None

SPACES		GARAGE PARKING	0
POOL	None	SPACES	
A/C	Central Air	BASEMENT	Apartment
HST APPLICABLE TO	Included	HEATING SOURCE	Gas
SALE PRICE		HEATING TYPE	Forced Air
AREA	Toronto	WATER	Municipal
MUNICIPALITY	Toronto W05	SEWERS	Sewers
COMMUNITY	Humber Summit		

INTERIOR FEATURES

✔ Suspended Ceilings

SPECIAL DESIGNATIONS

✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Living	Main	4.55 m x 4.2 m (14.93 ft x 13.78 ft)	
Dining	Main	2.82 m x 2.31 m (9.25 ft x 7.58 ft)	
Kitchen	Main	5.16 m x 1.96 m (16.93 ft x 6.43 ft)	
Prim Bdrm	Main	3.66 m x 2.9 m (12.01 ft x 9.51 ft)	
2nd Br	Main	3.25 m x 3.15 m (10.66 ft x 10.33 ft)	
3rd Br	Main	2.87 m x 2.74 m (9.42 ft x 8.99 ft)	
Rec	Bsmt	3.79 m x 3.12 m (12.43 ft x 10.24 ft)	
Kitchen	Bsmt	4.95 m x 2.21 m (16.24 ft x 7.25 ft)	
4th Br	Bsmt	5.21 m x 3.38 m (17.09 ft x 11.09 ft)	

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	2	Main
1	5	Main
1	3	Bsmt

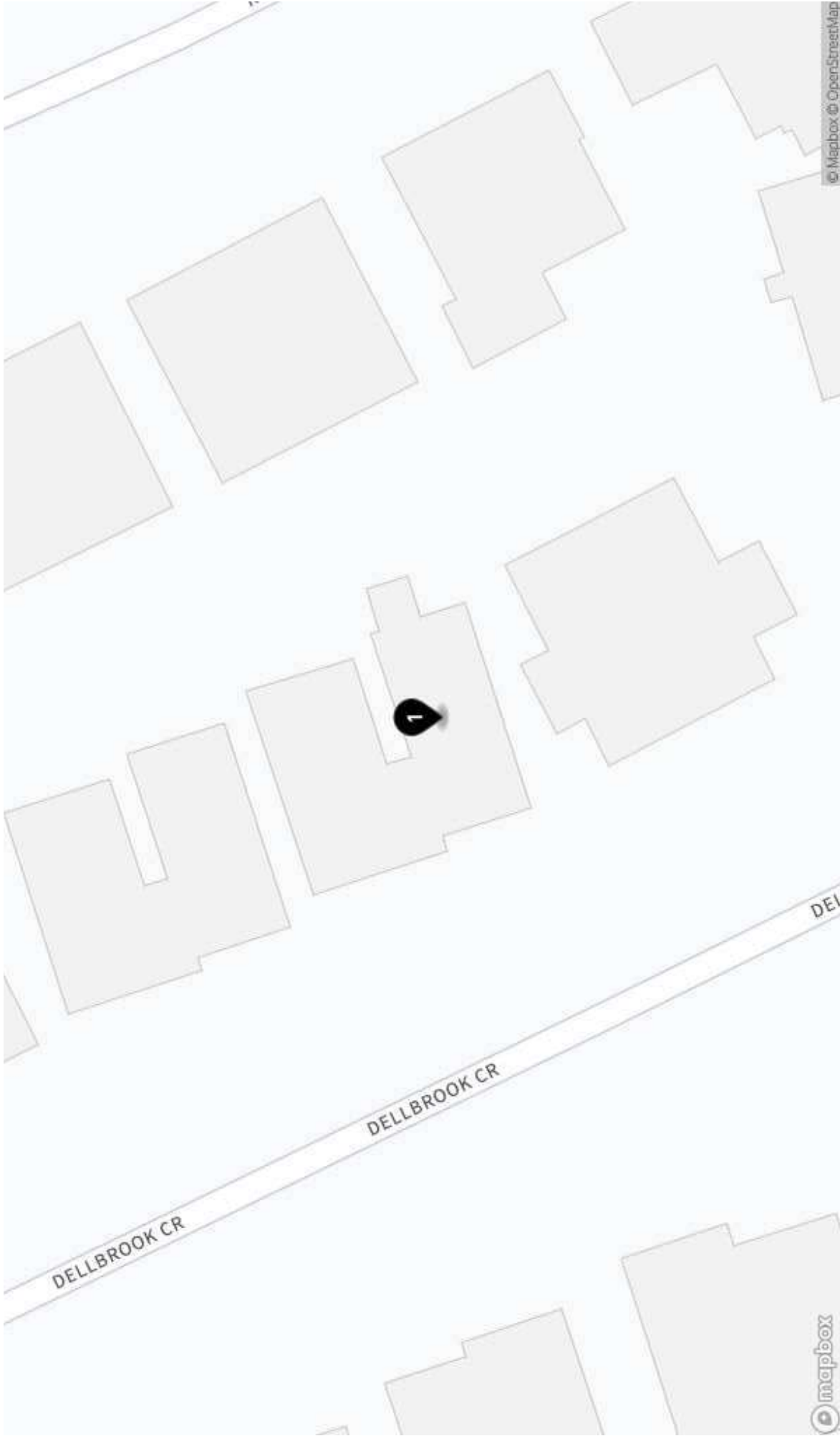
SHOWING REQUIREMENTS

Showing System

CONTRACTED WITH

RIGHT AT HOME REALTY

289-357-3000



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ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 57 Dellbrook Cres Toronto	3+2	3	Semi-Detached Bungalow	\$780,000		Sold	19	W9359066

AVERAGES

	MEAN	MEDIAN
PRICE	\$780,000	\$780,000