

ONTARIO
SUPERIOR COURT OF JUSTICE

(COMMERCIAL LIST)

BETWEEN:

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

and

CONACHER KINGSTON HOLDINGS INC. and 5004591 ONTARIO INC.

Respondent

THIRD AFFIDAVIT OF JAMIE ERLICK

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

1. I previously swore an affidavit in this proceeding on October 3, 2024 and on December 3rd 2024 regarding the five properties on Islington Avenue in Toronto (2849, 2851, 2853, 2855 and 2857 Islington Avenue, hereinafter the “**Properties**” or “**Property**”).
2. I have reviewed the Third Supplement to The Report of the Receiver, dated December 7, 2024 (the “**Report**”).
3. Paragraph 27 of the Report is not accurate, I have in fact visited the Properties on many occasions, including the interior of each of the homes. As set out in my affidavit of October 8, 2024 Affidavit, I spent years as part of the planning and development of the

Properties, and I was involved in their acquisition in 2014. These activities included being in each of the homes.

4. I was shocked to see the condition of the Properties depicted in the Report. When the homes were purchased, they were occupied by the homeowners and family. I was expecting the homes to be in the same condition, except requiring some work to address wear and tear over the years.
5. The homes were damaged after I had been in the interior of the homes. I do not know if the damage occurred during the time period when the Receiver had possession and control of the homes and Properties. **I admit that it was a mistake** not to state in my December 3rd affidavit that I had not recently visited the interior of each home. I had attended at the Properties on December 3rd 2024 and reviewed the exterior of the homes. **I apologize** for my mistake of assuming that the interior of the homes had not materially changed since my last visit and I apologize for not making it clear that I had not recently been inside the homes.
6. The third last paragraph (the “**Paragraph**”) of the December 6, 2024 letter from Colliers (the “**Colliers’ Letter**”), which is attached as Appendix C to the Report, refers to material on “MLS” and “realtor.ca”.
7. I have reviewed the “MLS” for the Property. This MLS listing (**commercial**) for the Property is attached hereto as **Exhibit “1”**.
8. I have reviewed the commercial “realtor.ca” listing for the Property. The “realtor.ca” listing for the Property is attached hereto as **Exhibit “2”**.

9. For ease of reference by grouping all of the listings of the Property in one place, I have attached hereto as **Exhibit 3**, the Colliers listing (which is also attached as Exhibit 1 to my December 3rd affidavit).
10. Real estate agents have access to the Toronto Real Estate Board (“TREB”) database. The TREB data base is divided into separate categories. If an agent is searching the TREB data base for a residential property, the agent will log into and search the TREB residential data base (and not search the TREB commercial data base).
11. Development lands fall within the category of commercial properties. If an agent is searching for a commercial property, the agent will log into and search the TREB commercial data base (and not search the TREB residential data base). It is only in the commercial TREB data base where one can find the “MLS” listing (exhibit 1 hereto).
12. When I search the TREB residential data base, I do not come across any listing that the Properties are for sale.
13. As set out above, when I search the TREB commercial data base I come across the MLS listing of the Property (exhibit 1 hereto).
14. None of the listings at Exhibit 1, 2 and 3 attached hereto are listings of individual homes. This is self-evident by comparing these two listings with any listing of a residential home on MLS. For example, this is clear when one compares the listings at Exhibits 1, 2 and 3 with the listings of the residential homes which are attached as Exhibit 2 to my Affidavit sworn December 3rd, 2024 (attached hereto as **Exhibit 4**, for ease of reference).

15. The Paragraph in the Colliers Letter states (bold emphasis added):

“While Colliers originally recommended in our listing proposal that the Property be marketed together as a whole, as we believed that the highest and best use of the Property was for a midrise project as-approved by the City of Toronto, we were still clear throughout our marketing materials, on MLS and on realtor.ca, that the Property consisted of four semi-detached homes and a detached home. **We highlighted each lot’s separate legal descriptions and municipal addresses and provided photos that clearly delineated each lot. Any individual home buyer, or renovator/builder could always have come forward throughout our two public marketing campaigns if they saw value in any of the existing houses.**”

16. With respect to the last sentence of the Paragraph (“Any individual home buyer, or renovator/builder **could always have come forward** throughout our two public marketing campaigns if they saw value in any of the existing houses.”), if an individual agent, or home buyer, did somehow come across and review the “MLS” listing, “realtor.ca” listing or the Colliers listing (Exhibit 1, 2 and 3 hereto) they would certainly not, and I would not, have thought that the individual homes were being offered for sale. Apart from the fact that there was no listing whatsoever of the individual homes (including no normal listing, no listing an agent and homeowner would typically search for and review), a review of the Colliers listing, MLS listing or realtor.ca listing **would not have caused me, or any other agent or homeowner to “come forward”** to inquire about whether an individual home was for sale.

17. The Colliers Letter does not address the issue I raised in my December 3rd Affidavit, which is not whether an individual home owner “**could**” come forward (someone **could** of course knock on the door of any homeowner and inquire if their unlisted home is for sale), but whether any agent or buyer looking for an individual home, **would** come

forward, and specifically the issue whether Colliers marketed the Properties to individual home buyers and their agents **so that they would** come forward, or could come forward.

18. With respect to the statement in the second sentence of the Paragraph, a listing of a residential home includes much more information than: “each lots separate legal descriptions and municipal addresses and include a photo which delineates the lot”.
19. Further, when this information (legal description, address) is provided, with respect to the listing of an individual home: A) it is not set out in a listing which clearly is offering only development lands for sale; B) it is not set out in a listing which contains the following language which makes it clear that the only thing being offered for sale is the five lots together as development lands:

Quoting the Colliers Listing attached hereto as exhibit 3:

- “Approved Mid-Rise Redevelopment Land”;
- “redevelopment opportunity”;
- “this future development”;
- “0..84 acres of Prime Development Land Across 5 Adjacent Parcels”

Quoting the MLS listing:

- “Land Designated Residential”
- “Client remarks: Court-appointed receivership sale: 2849, 2851, 2853, 2855 and 2857 Islington Avenue (collectively the “Property” is approximately 0.80 acres of land, approved and rezoned for a 6 - storey, 110 unit, mid-rise apartment building

and 74,971 SF of buildable GFA. The property, currently improved with four semi-detached homes and one detached home is located...”.

20. I note that while the MLS listing, quoted in the immediately preceding subparagraph, states: “The property, currently improved with four semi-detached homes and one detached home is located..”, it is clear from this listing that the “Land” and “Property” which is being offered for sale are all five lots as a bulk sale, not a sale of any of the individual homes.”
21. I note that neither the Report nor the Colliers Letter (and I understand that neither do any of the previous reports of the Receiver) state that even one agent or individual homeowner actually came forward to inquire about purchasing an individual home. In my view, I would expect that no agent or individual home buyer came forward because Colliers did not market any of the individual homes to residential home buyers.
22. I would have expected that, if Colliers were being candid and fair to the Receiver and the Court, Colliers would have expressly stated and disclosed in the Colliers Letter (**and not state or infer otherwise**) that, among other things:
 - A) The MLS listing of the Property is contained only in the TREB commercial data base;
 - B) Because the listing of the Properties is not contained in the TREB residential data base, an agent searching TREB for a residential property would not obtain, as a search result, a listing of the Properties;
 - C) Colliers did not market the individual homes at all;

- D) Colliers did not prepare or distribute the type of listing which is always utilized when a broker/agent is offering an individual home for sale;
 - E) Colliers did not put any signage on the Properties indicating that the individual homes were being offered for sale;
 - F) Although Colliers was clear in its marketing material (for the offering of the Property as development lands) that the Property contained “four semi detached homes and a detached home”, the marketing material was marketing material for the sale of only the combined development lands, and was not marketing material for the sale of individual homes;
 - G) Because of the content of the Colliers, MLS and realtor.ca listings, if a buyer of residential property or their agent reviewed these listings, the content of same would not have caused them to believe that the individual homes were being offered for sale or lead them to inquire if that was the case;
 - H) not one agent or individual home buyer came forward to inquire whether the individual homes were for sale or inquire about purchasing an individual home;
23. I note that the Colliers Letter does not state that the information in the data room contained any information that the individual homes were being offered for sale. In any event, because the Properties were not marketed to individual homebuyers or their agents, no individual home buyer or their agent would access the data room.

24. I understand that the Receiver's material contains references to pictures of the Properties. I understand that references to pictures in the First Report of the Receiver dated July 15, 2024 include the following:
- Caselines pg F156: "send link to pictures of property to J. David"
 - Caselines pg F157: "email from Avison Young asking for access to site photos and send links to Avison Young for same".
25. Disclosure of these pictures should (assuming Colliers did not take any pictures of the interior of the homes) be of assistance in determining whether Colliers turned their minds at all to the issue of marketing individual homes.
26. The pictures may also indicate if the homes were damaged/looted after the Receiver took possession and whether the damage may be recovered under any insurance policy.
27. I understand that the receiver's reports also state that Colliers marketing efforts involved sending emails and a brochure, as follows: "e-mails were sent to Colliers' distribution list of approximately 3,000 parties, which emails contained a marketing brochure, a website link to Colliers' webpage for the Toronto Property".
28. I note that the Colliers Letter did not attach or reference the "email" or the "brochure". Disclosure of the email (for the first email blast when the Property was listed and the second email blast when the Property were relisted), and the "brochure", should be of assistance in determining whether Colliers' email to the 3000 and/or the "brochure" stated anything about the issue of marketing individual homes.

be of assistance in determining whether Colliers stated anything about the issue of marketing individual homes.

30. I attach hereto as **Exhibit 5**, a copy of an email which I am advised was sent, on December 8, 2024, from Paul Rooney, counsel for AJGL and 1001079582 Ontario Inc, to counsel for the Receiver.

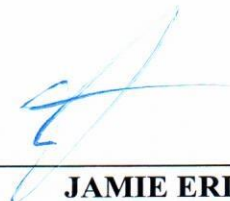
31. I attach hereto as **Exhibit 6**, a copy of another email which I am advised was sent, on December 8, 2024, from Paul Rooney, counsel for AJGL and 1001079582 Ontario Inc, to counsel for the Receiver, with the attached "Confirmation" that the closing funds for 1001079582 Ontario Inc.'s latest offer to purchase the Properties are held in Mr. Rooney's trust account and will be paid to the Receiver if the Receiver fulfils its obligations under the purchase agreement (the reference to the amount has been redacted to maintain the confidentiality of the price).

SWORN BEFORE ME at the City of)
Toronto, in the Province of Ontario this 8th)
day of December, 2024)

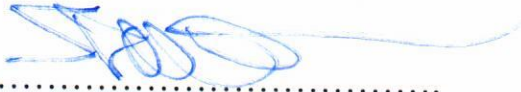

_____)

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 8rd day of December 2024.

A handwritten signature in blue ink, appearing to be "DALE DENIS", written over a dotted line.

Commissioner for taking Affidavits (or as may
be)

DALE DENIS



2849* Islington Ave
Toronto Ontario M9L 2J9
 Toronto W05 Humber Summit Toronto
SPIS: N **For:** Sale
Taxes: \$39,755.37/2023/Annual **Last Status:** EXT
Legal: See Schedule C **DOM:** 258

Land Designated Residential **Occup:** Vacant **Lse Term Mnths:** /
Freestanding: Y **SPIS:** N **Holdover:** 60
Franchise:
Com Cndo Fee:
Dir/Cross St: Islington Ave & Finch Ave W

MLS#: W8171516 **Sellers:** TBD Restructuring Limited (formerly RSM Canada Limited), solely in its capacity as Court-Appointed Receiver of 2849-2857 Islington Avenue, Toronto. **Contact After Exp:** N

Possession Remarks: TBD
PIN#: **ARN#:**

Total Area: 36694 Sq Ft
Ofc/Apt Area:
Indust Area:
Retail Area:
Apx Age:
Volts:
Amps:
Zoning: RA (f30.0;a1375) (x121)
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Forced Air Open
Phys Hdcp-Eqp:

Survey:
Lot/Bldg/Unit/Dim: 260 x 0 Feet Lot
Lot Irreg: Irregular Shaped
Bay Size:
%Bldg:
Washrooms: 0
Water: Municipal
Water Supply:
Sewers: San+Storm
A/C:
Utilities: A
Garage Type: Outside/Surface
Park Spaces: **#Trl Spc:**
Energy Cert:
Cert Level:
GreenPIS:

Soil Test:
Out Storage:
Rail:
Crane:
Basement:
Elevator:
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:
Area Infl:
HST Applicable to: Call LBO
Sale Price:

Bus/Bldg Name: **For Year:** **Financial Stmt:**
Actual/Estimated:
Taxes: **Heat:** **Gross Inc/Sales:** **EstValueInv At Cost:**
Insur: **Hydro:** **-Vacancy Allow:** **Com Area Upcharge:**
Mgmt: **Water:** **-Operating Exp:** **% Rent:**
Maint: **Other:** **=NetIncB4Debt:**

Client Remks: Court-appointed receivership sale: 2849, 2851, 2855 and 2857 Islington Avenue (collectively the "Property") is approximately 0.84 acres of land, approved and rezoned for a 6-storey, 110 unit, mid-rise apartment building and 74,971 SF of buildable GFA. The property, currently improved with four semi-detached and one detached home, is located in close proximity to an abundance of parkland, retail and other amenities. Strong potential for additional density given city's new draft mid-rise rear transition performance standards.

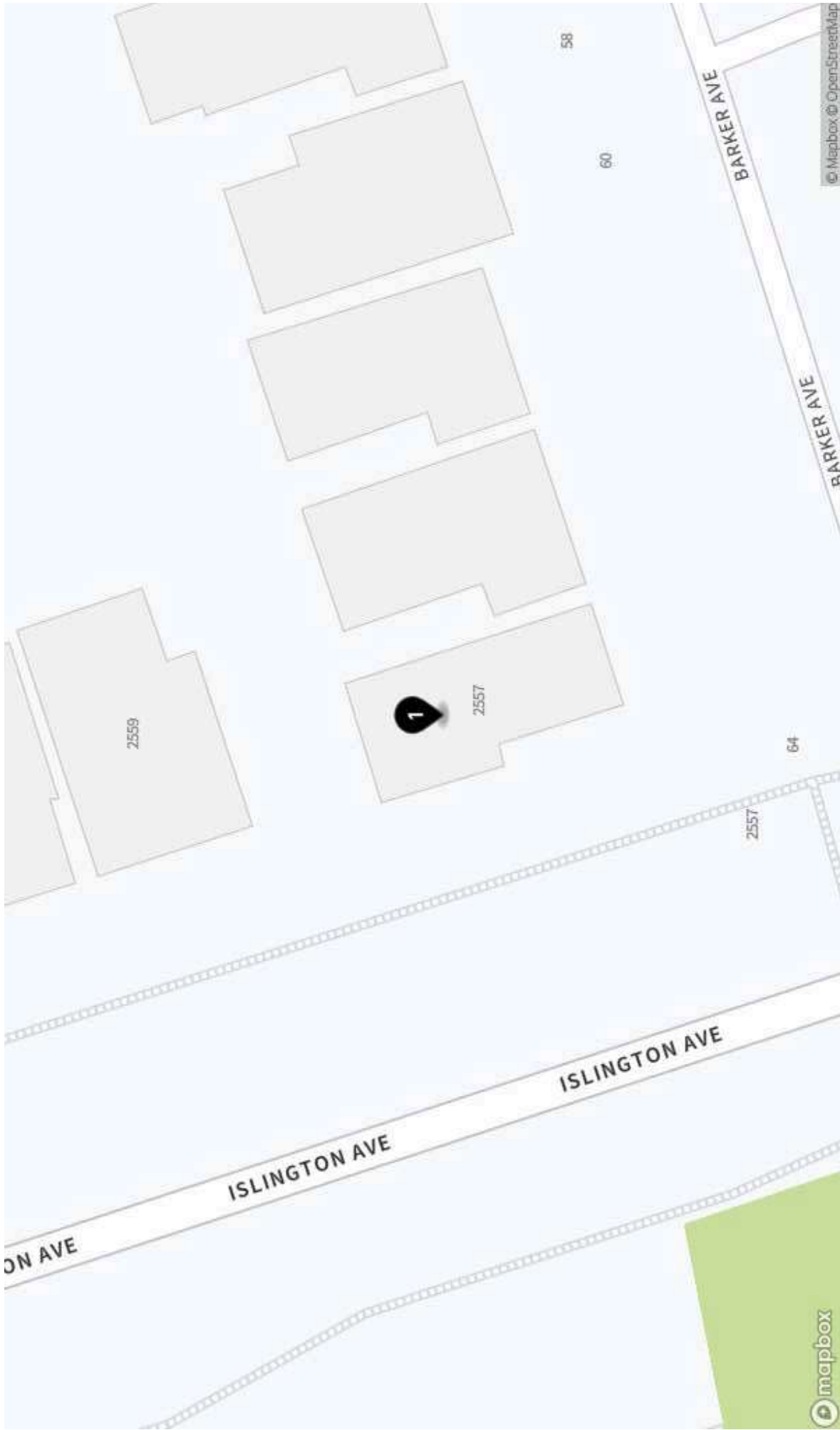
Extras:
Inclusions:
Exclusions:
Rental Items:
Brkage Remks: Property Addresses: 2489,2851,2855 & 2857 Islington Ave. Price is not \$1 - opportunity unpriced, speak w/ LA for more info & access to data room. Taxes to be conf'd. Attach Sch B w/ offer.

COLLIERS MACAULAY NICOLLS INC. Ph: 416-777-2200 **Fax:** 416-777-2277
 181 Bay Street Suite 1400 Broo Toronto M5J2V1
STEVEN NICHOLAS KEYZER, Salesperson 416-643-3770
ALEX HOLIFF, Salesperson 416-620-5373
Contract Date: 03/25/2024 **Condition:** **Ad:** N
Expiry Date: 03/30/2025 **Cond Expiry:** **Escape:**
Last Update: 09/11/2024 **CB Comm:** 1.0% **Original:** \$1

Prepared By: JAMIE ERLICK
HARVEY KALLES REAL ESTATE LTD., BROKERAGE
2849* Islington Ave, Toronto M9L 2J9

Printed on 12/08/2024 6:25:09 PM
W8171516





ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1 2849* Islington Ave Toronto	0	0	Land	\$1		Available	258	W8171516

AVERAGES

MEAN MEDIAN

PRICE \$1 \$1



2849* Islington Ave, Toronto

Humber Summit, W05, Toronto, Ontario M9L 2J9
COLLIERS MACAULAY NICOLLS INC.

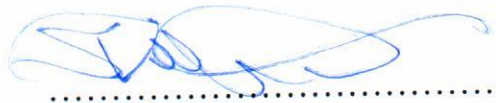
FOR SALE \$1 For Sale
TAXES \$39,755.37 (2023) Annual
W8171516

Land TYPE	36694 Sq Ft TOTAL AREA	Residential USE	Designated CATEGORY	258 DOM
--------------	---------------------------	--------------------	------------------------	------------

AVERAGES

	MEAN	MEDIAN
PRICE	\$1	\$1

This is **Exhibit 2** to the affidavit
of Jamie Erlick, sworn before me
this 8rd day of December 2024.

A handwritten signature in blue ink, appearing to be "DALE DENIS", written over a dotted line.

Commissioner for taking Affidavits (or as may
be)

DALE DENIS



\$1

2849* ISLINGTON AVENUE
Toronto (Humber Summit), Ontario M9L2J9

MLS® Number: W8171516

[\\$ Get Qualified for a Mortgage](#) [i](#)

Listing Description

Court-appointed receivership sale: 2849, 2851, 2855 and 2857 Islington Avenue (collectively the ""Property"") is approximately 0.84 acres of land, approved and rezoned for a 6-storey, 110 unit, mid-rise apartment building and 74,971 SF of buildable GFA. The property, currently improved with four semi-detached and one detached home, is located in close proximity to an abundance of parkland, retail and other amenities. Strong potential for additional density given city's new draft mid-rise rear transition performance standards. (34837766)

Location Description

Islington Ave & Finch Ave W

Property Summary

Property Type	Community Name	Land Size
Vacant Land	Humber Summit	260 FT ; Irregular Shaped
Annual Property Taxes	Time on REALTOR.ca	
\$39,755.37	252 days	

Building

Heating & Cooling

Heating Type

Other (Natural gas)

Utilities

Water

Municipal water

Business

Business Type

Residential (Residential)

Measurements

Square Footage

36694 sqft

Land

Lot Features

Frontage

260 ft

Other Property Information

Zoning

Description

RA (f30.0;a1375) (x121)

Data provided by: [Toronto Regional Real Estate Board](#) 1400 Don Mills Road, Toronto, Ontario M3B 3N1

STEVEN NICHOLAS KEYZER**Salesperson** 416-777-2200**COLLIERS****Brokerage**

181 BAY STREET SUITE 1400 BROOKFIELD PLACE
TORONTO, Ontario M5J2V1

 416-777-2200 416-777-2277**ALEX HOLIFF****Salesperson** 416-777-2200**COLLIERS****Brokerage**

181 BAY STREET SUITE 1400 BROOKFIELD PLACE
TORONTO, Ontario M5J2V1

 416-777-2200 416-777-2277

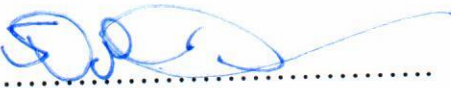
Trusted listings from REALTOR® Agents.

The MLS® mark and associated logos identify professional services rendered by REALTOR® members of CREA to effect the purchase, sale and lease of real estate as part of a cooperative selling system.



©2024 The Canadian Real Estate Association. All rights reserved. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by CREA and identify real estate professionals who are members of CREA.

This is **Exhibit 3** to the affidavit
of Jamie Erlick, sworn before me
this 8rd day of December 2024.

A handwritten signature in blue ink, appearing to be "DALE DENIS", written over a dotted line.

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

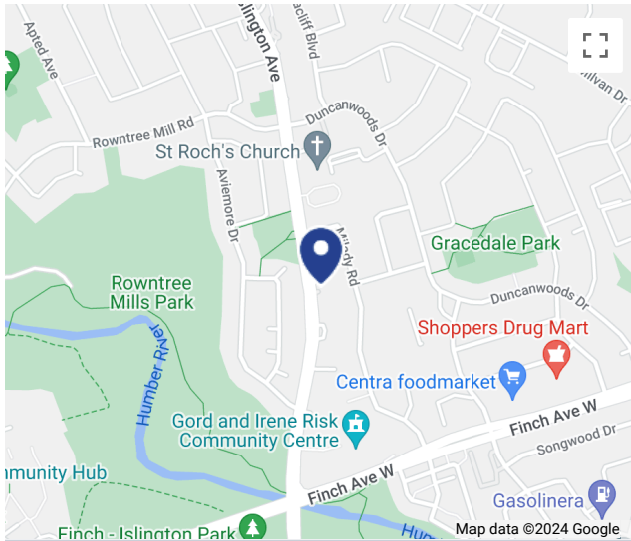
Property Types

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

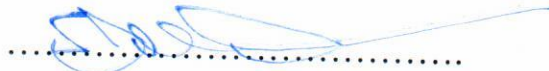
Vice President, Sales Representative

Toronto Downtown

+1 416 620 2803

+1 647 620 5373

This is **Exhibit 4** to the affidavit
of Jamie Erlick, sworn before me
this 8th day of December 2024.

A handwritten signature in blue ink, appearing to be "DALE DENIS", 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
-------------	------------	---------------	-------------------	-------------------	-----------



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	ROOMS	10+3
LOT SIZE	30 x 121 Feet	BEDROOMS	3+3
SQUARE FEET	1500-2000	WASHROOMS	3
DIR/CROSS ST	Islington & Finch	KITCHENS	1+1
DRIVEWAY	Available	EXTERIOR	Brick
PARKING DRIVE	2	ROOF	Shingles
SPACES		FOUNDATION	Concrete
TOTAL PARKING	3	GARAGE TYPE	Built-In
SPACES		GARAGE PARKING	1
UFFI	No	SPACES	
POOL	None	BASEMENT	Apartment / Fin W/O
A/C	Central Air	UTILITIES-GAS	Y
PHYSICALLY	N	HEATING SOURCE	Gas
HANDICAPPED-EQUIPPED		HEATING TYPE	Forced Air
HST APPLICABLE TO SALE PRICE	Included	WATER	Municipal
LAUNDRY LEVEL	Main	SEWERS	Sewers
AREA	Toronto		
MUNICIPALITY	Toronto W05		
COMMUNITY	Humber Summit		

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

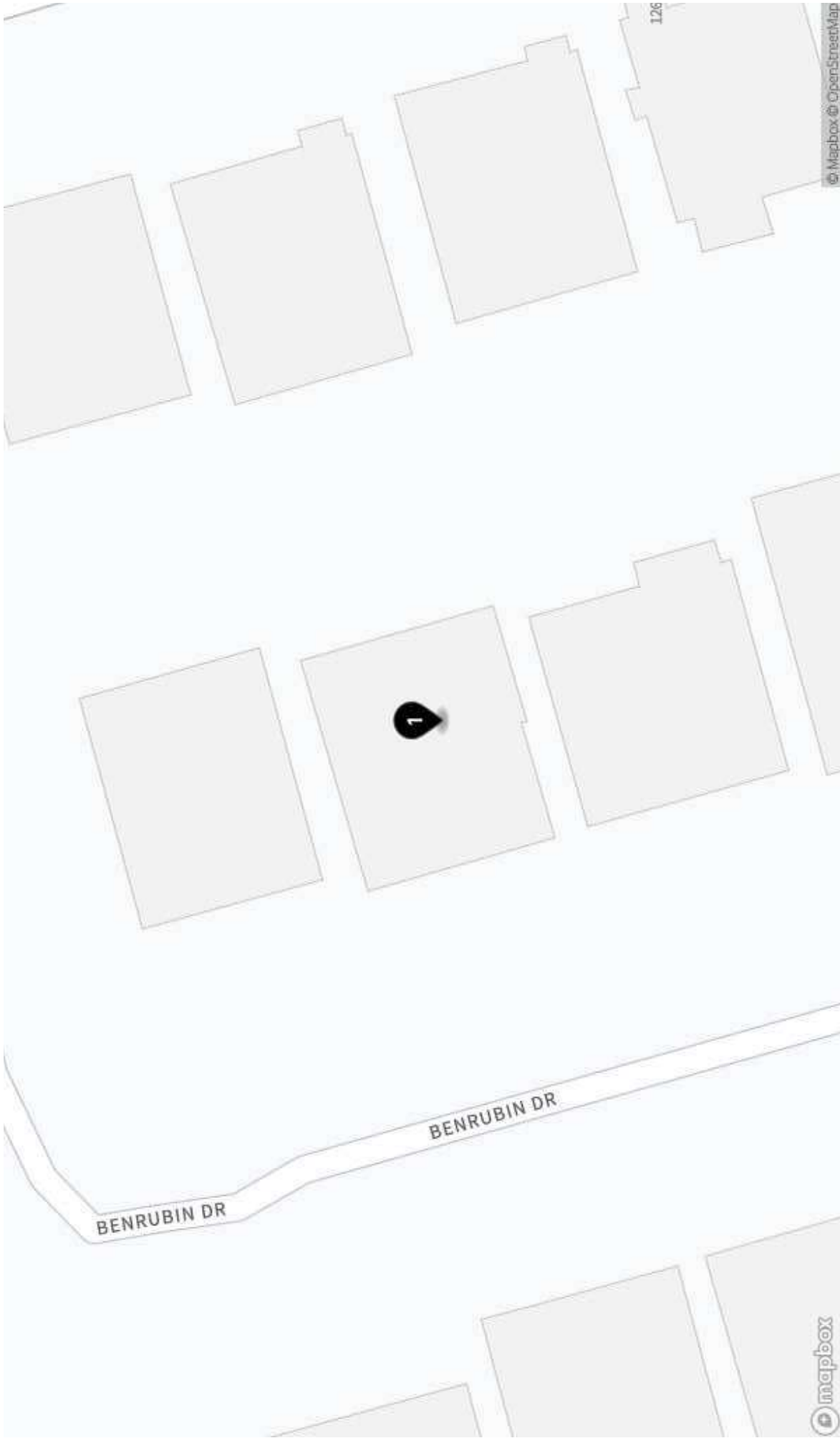
All Existing ELF's. All Existing Appliances Being Sold In As-Is Condition With No Representations Or Warranties. Agt To Verify All Measurements Taxes. Seller/Seller's Agent Do Not Warrant Retrofit Status Of The Bsmt.OPEN HOUSE SAT&SUN 2-4PM

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
-------------	------------	--------------	-------------------	------------



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

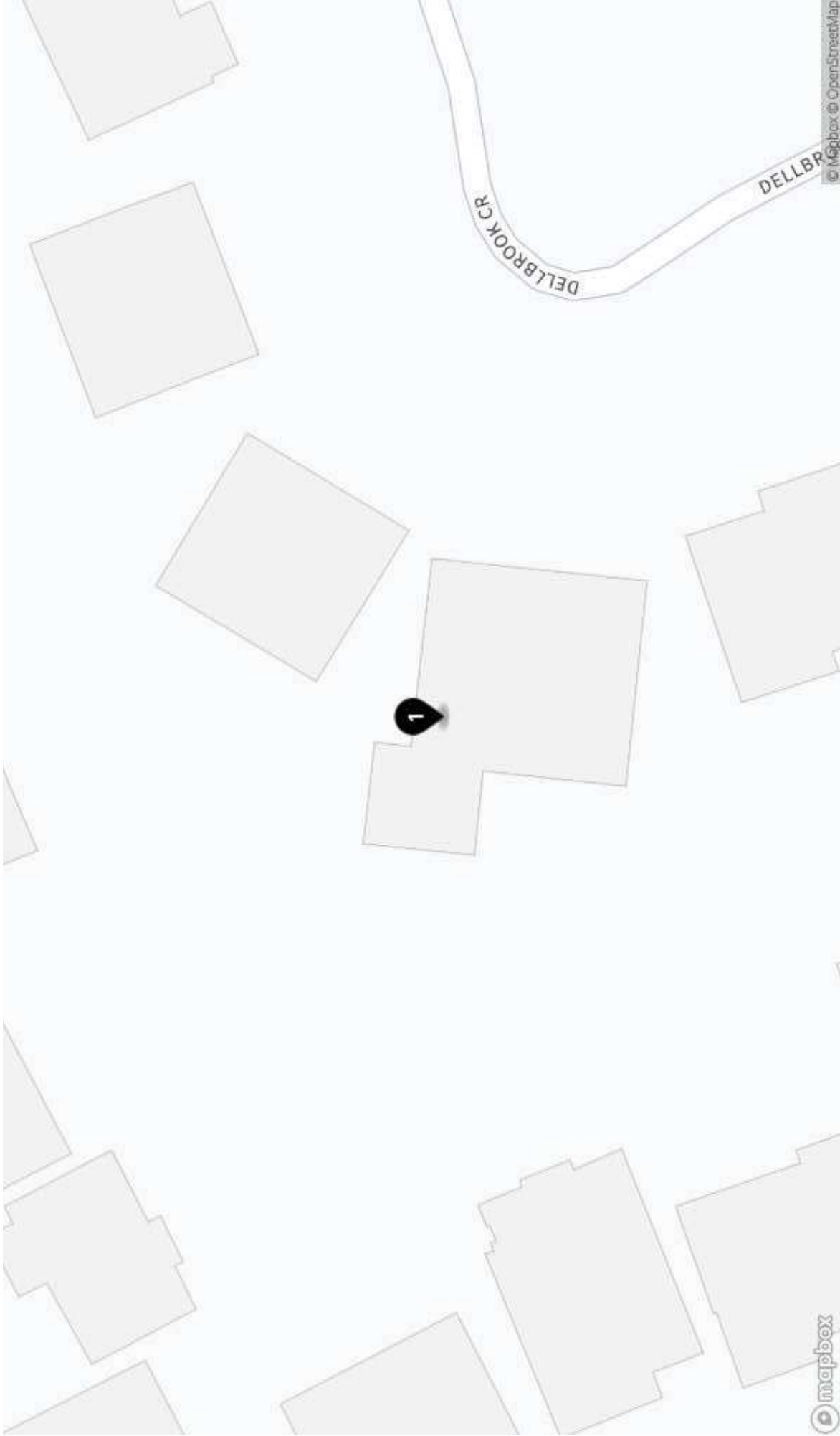
Ac replaced in 2022 and new rental furnace in 2022. Includes 2 stove, 2 fridge, 2 dishwasher and washer/dryer. Exterior Pot Lights.

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
-------------	------------	--------------	-------------------	----------



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

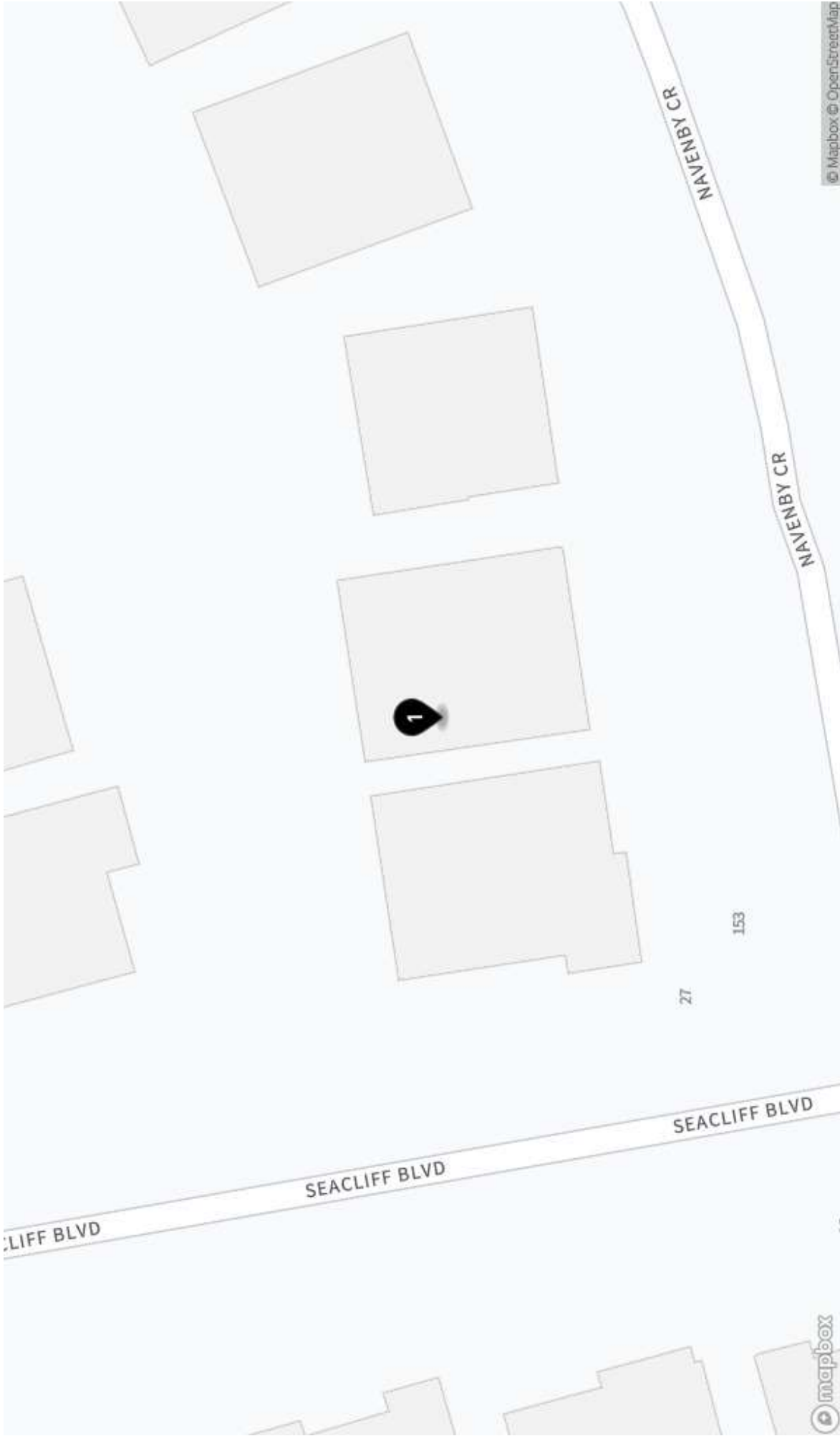
Fridge, Stove, Hood, Washer, Dryer, Fireplace (Electrical), All Window Covering, All Elf, Hood In Basement, Shed In Backyard.

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.

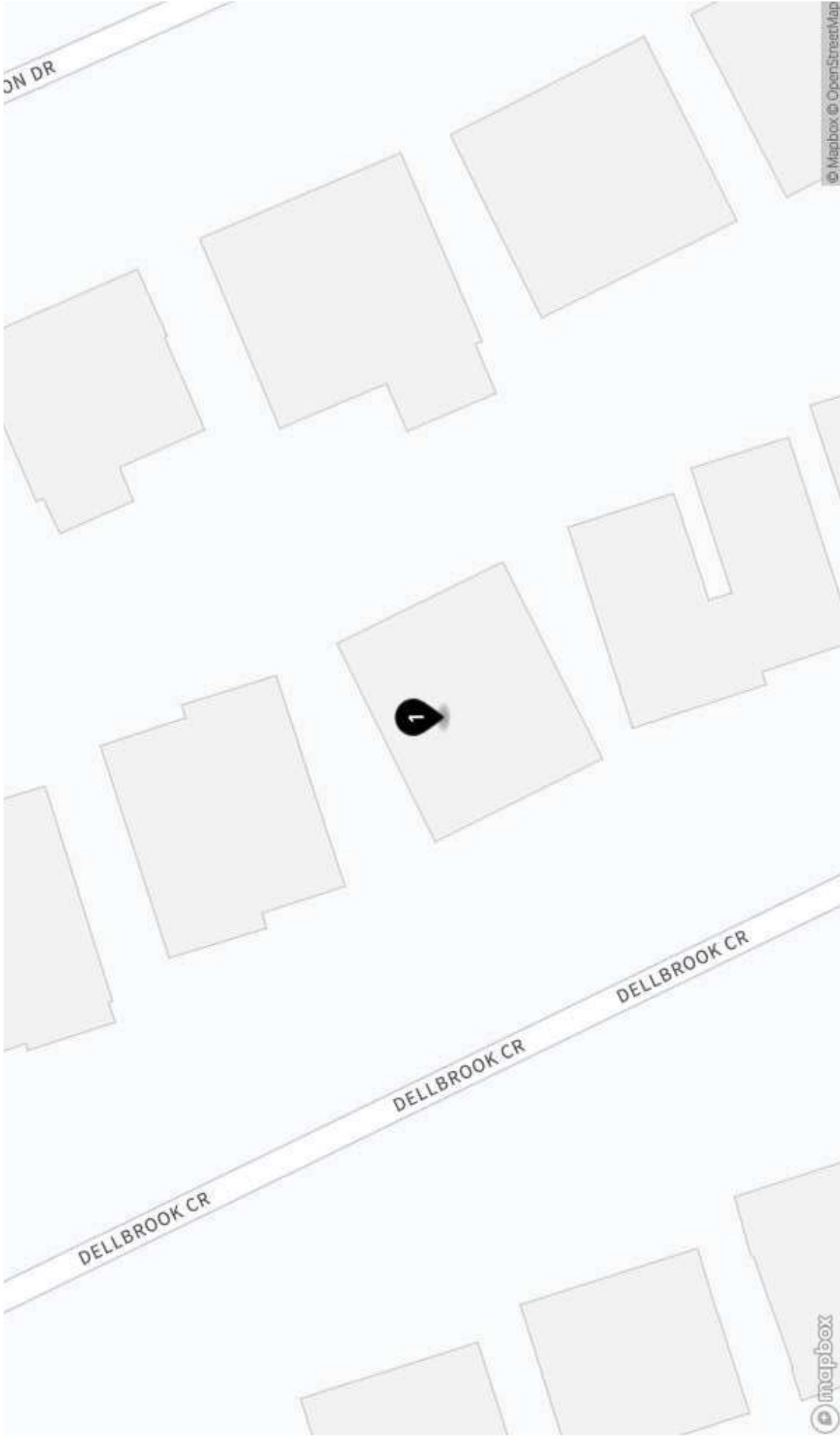
SHOWING REQUIREMENTS

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
-------------	------------	--------------	-------------------	----------



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

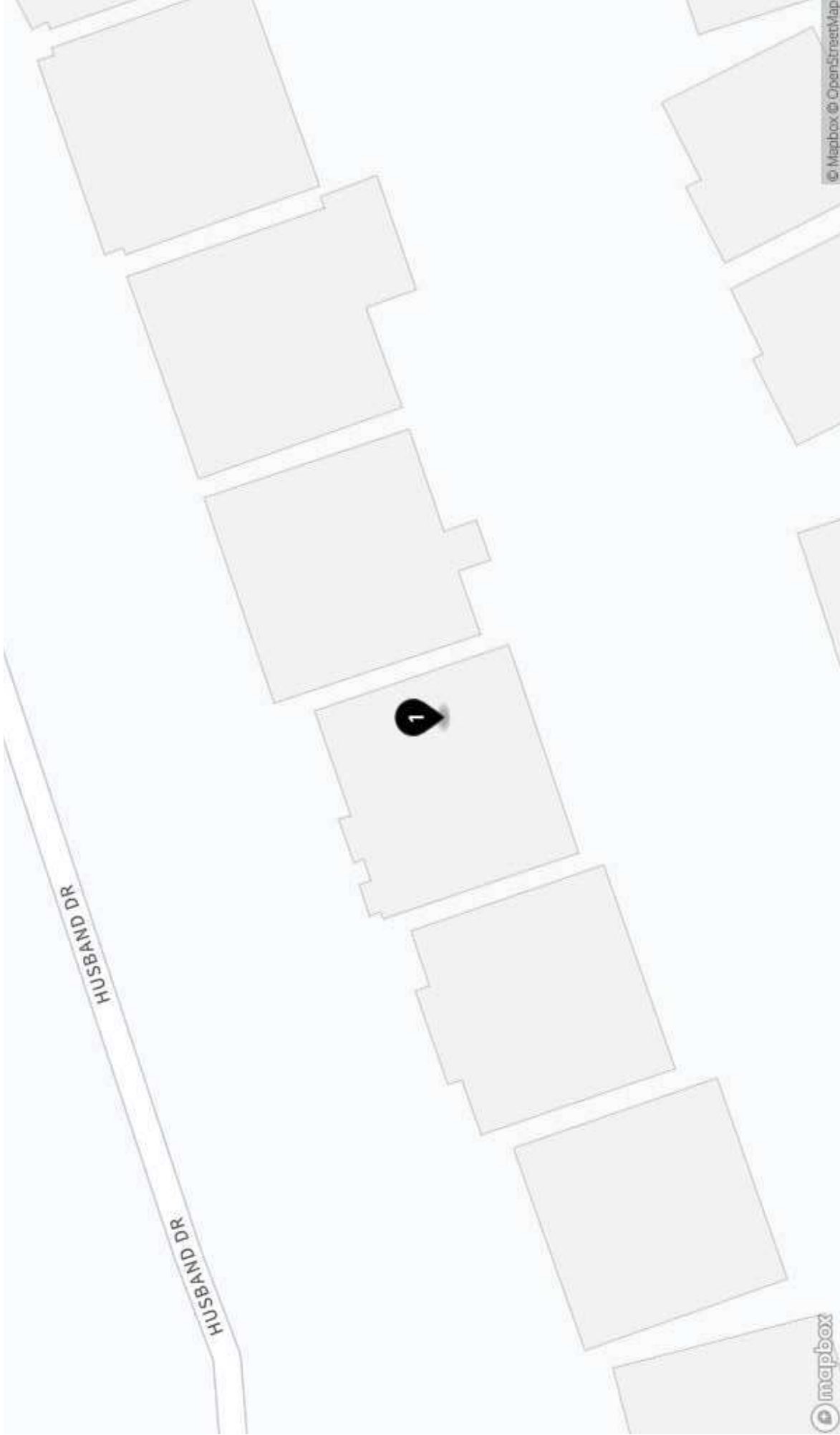
2Stoves, 2Fridges, dishwasher, 2washers,2Dryers,all elf's, window coverings, cac.

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
-----------	------------	--------------	-------------------	-----------



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

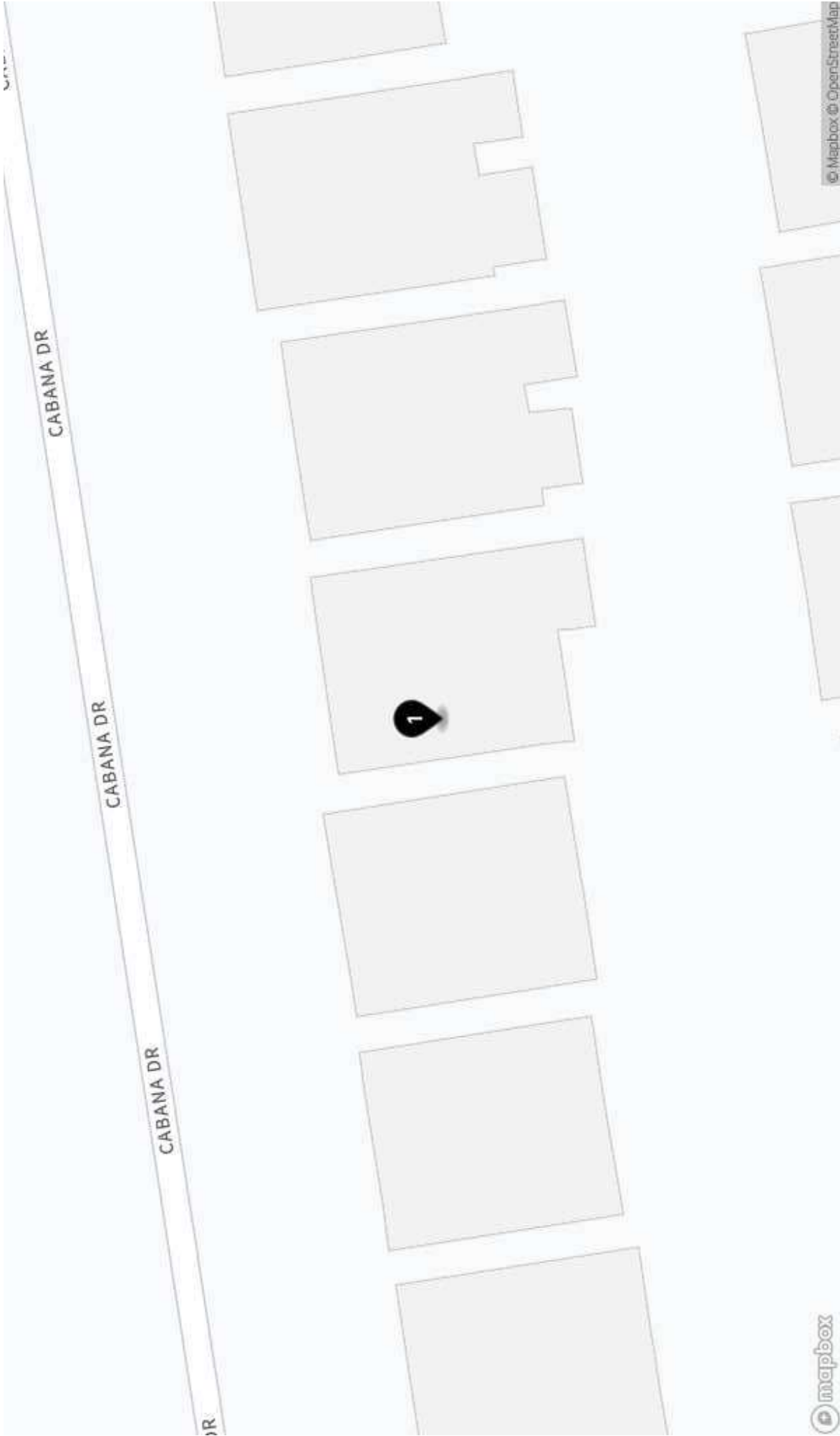
Close to public transit, Finch West subway station, Hwy 400/407/427, York University, parks and walking trails. Shopping malls, banks, restaurants, hospitals, community centres, grocery stores & all local amenities

SHOWING REQUIREMENTS

Lockbox, Showing System

CONTRACTED WITH

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



© Mapbox © OpenStreetMap

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
-------------	------------	-------------	-------------------	-----------



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

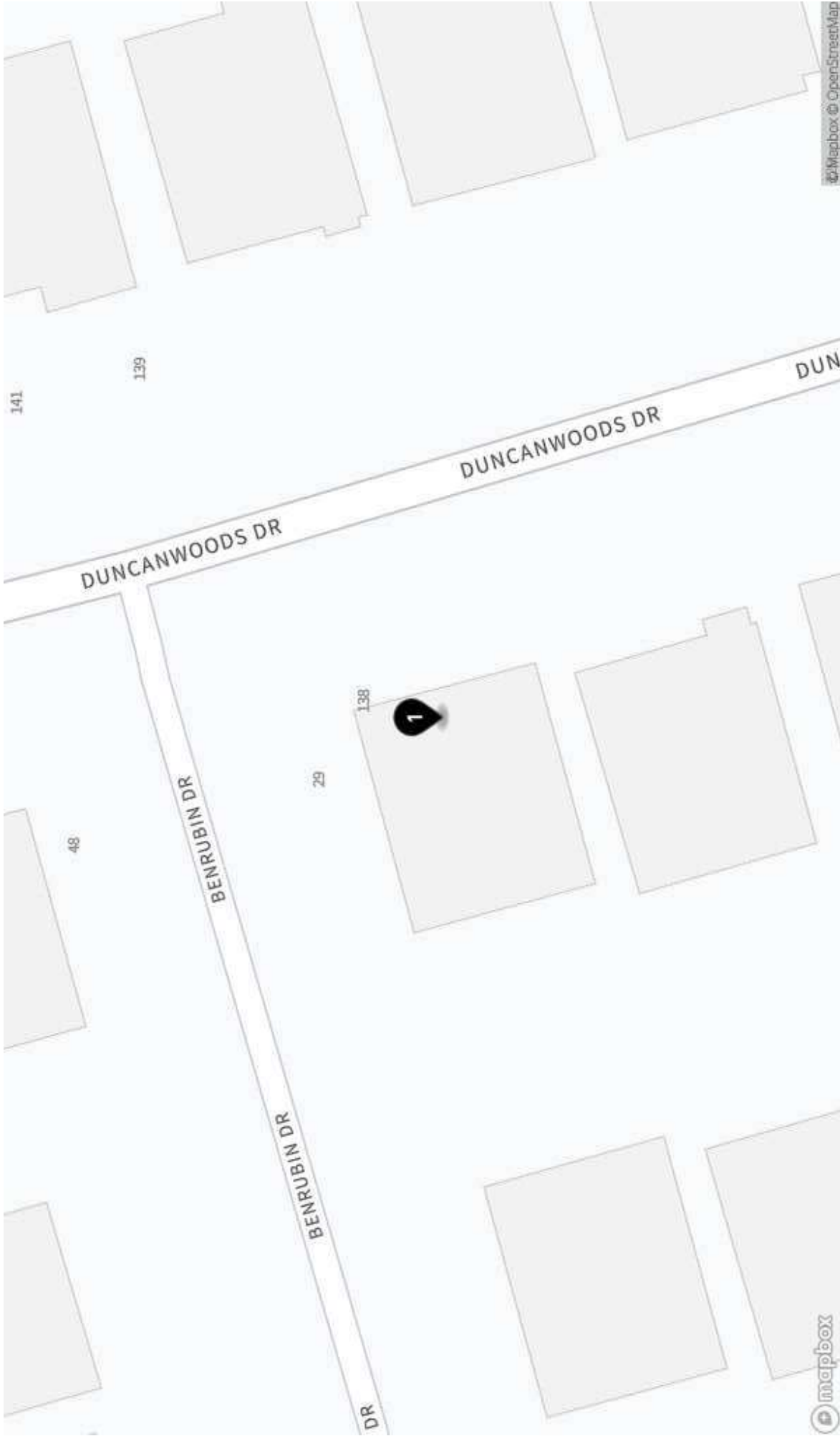
2 Stoves, 1 Fridge

SHOWING REQUIREMENTS

Lockbox

CONTRACTED WITH

INTERCITY REALTY INC.
416-798-7070



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
-------------	------------	---------------	-------------------	-----------



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

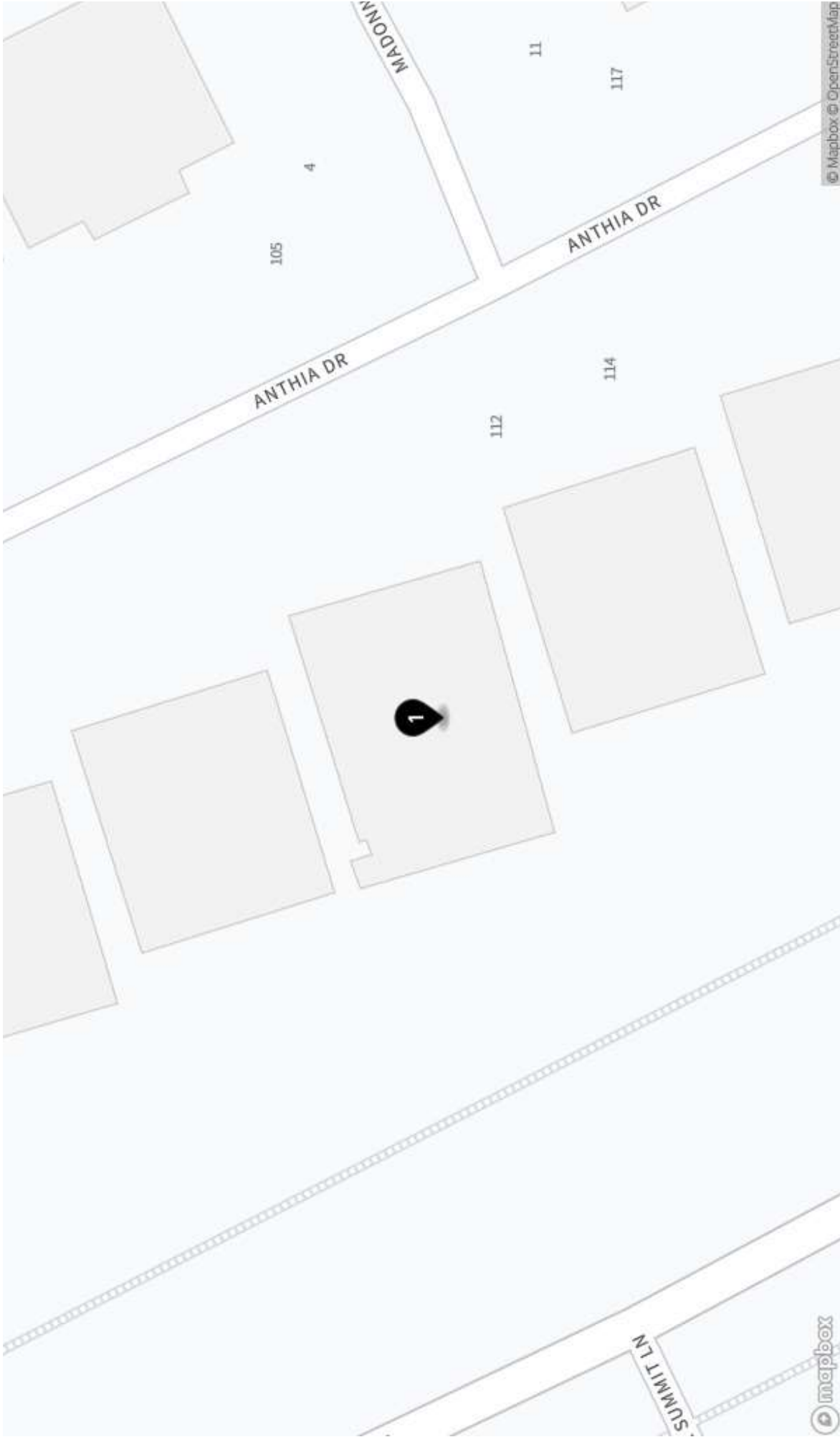
Light Fixtures, Washer, 2 Fridges, 2 Stoves

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
-----------	------------	--------------	-------------------	-------------------	-----------



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	INFO STATEMENT	
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

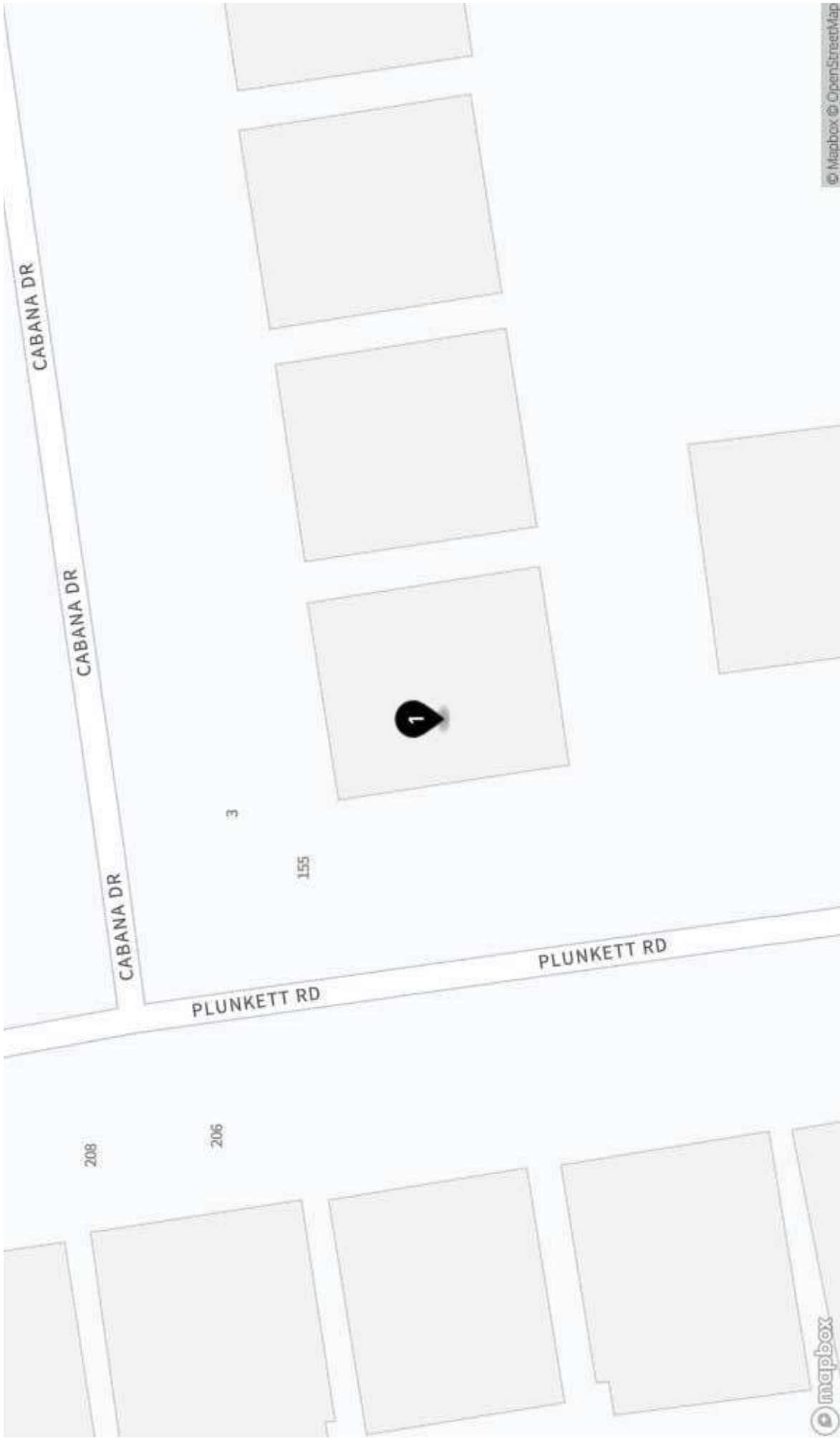
None

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
-------------	------------	--------------	-------------------	-----------



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

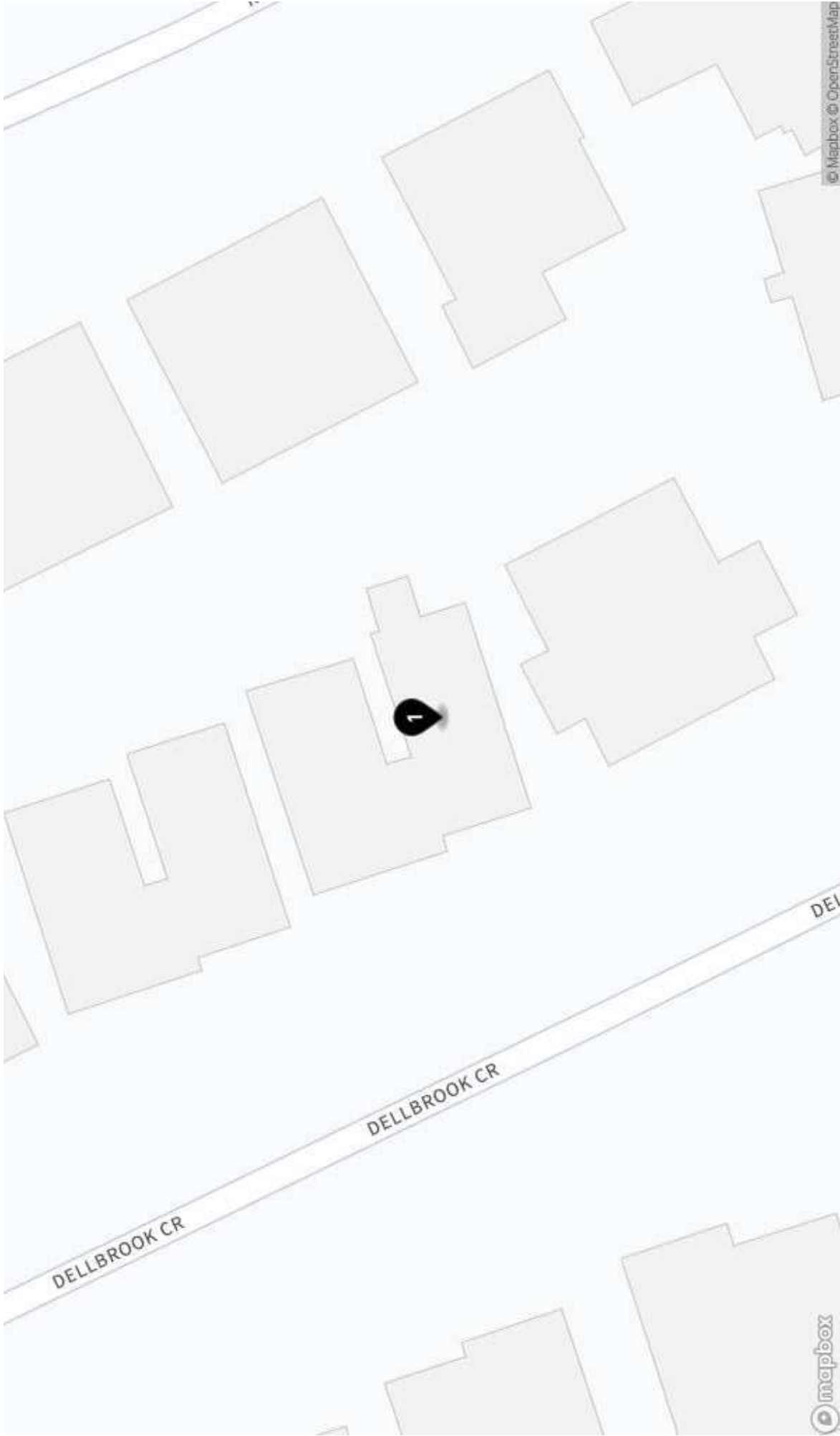
SHOWING REQUIREMENTS

Showing System

CONTRACTED WITH

RIGHT AT HOME REALTY

289-357-3000



© Mapbox © OpenStreetMap

mapbox

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

This is **Exhibit 5** to the affidavit
of Jamie Erlick, sworn before me
this 8rd day of December 2024.



.....
Commissioner for taking Affidavits (or as may
be)

DALE DENIS

From: rooney@paulfrooneyprofcorp.com <rooney@paulfrooneyprofcorp.com>
Sent: December 8, 2024 6:13 PM
To: ryan.shah@paliareroland.com
Cc: Jeff.Larry@paliareroland.com; Douglas.Montgomery@paliareroland.com
Subject: RE: Islington properties

Hello Ryan,

Regarding your questions below in relation to the request for access to the data room, my client no longer requires access to the data room, so it is unnecessary to respond to your questions, however to avoid any confusion regarding the identity of the party I am representing as beneficial owner, I can advise that I represent AJGL Group Inc. (and refer you to the several affidavits filed in this matter regarding AJGL's ownership interest in the five Islington Properties) and I represent the wholly owned subsidiary of AJGL, 1001079582 Ontario Inc., the entity on whose behalf I have submitted the recent offers to purchase the Islington Properties.

Yours very truly,

Paul F. Rooney

Paul F. Rooney Professional Corporation
Barrister & Solicitor,
121 King Street West, Suite 510
Toronto, ON M5H 3T9

Direct Line: 647-981-7838

Email: rooney@paulfrooneyprofcorp.com

This message is solicitor-client privileged and contains confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and delete the message without making a copy.

From: ryan.shah@paliareroland.com <ryan.shah@paliareroland.com>
Sent: December 5, 2024 4:55 PM
To: rooney@paulfrooneyprofcorp.com
Cc: Jeff.Larry@paliareroland.com; Douglas.Montgomery@paliareroland.com
Subject: RE: Islington properties [IMAN-PRIMANAGE.FID422513]

Hi Paul:

A few questions:

1. Please confirm the identity of the party you are representing as beneficial owner of the property;
2. Please confirm whether your client has accessed/viewed the confidential appendices to the receiver's report in connection with this sale approval;
3. Can you please confirm the reason for your client's request? Is the request being made to facilitate a making a bid?; and
4. Does your client not already have access to the books and records concerning the Islington property in its capacity as beneficial owner of the same?

Thanks very much,

Ryan Shah

647-865-4702

Paliare Roland Rosenberg Rothstein LLP

From: Paul Rooney <rooney@paulfrooneyprofcorp.com>

Sent: December 5, 2024 11:45 AM

To: Ryan Shah <ryan.shah@paliareroland.com>

Subject: Islington properties

Hello Ryan,

I would like to have access to the data room that was used for the marketing of the Islington property, for myself, my client and its representatives. Please provide the necessary link and authorization to do so. Given that my client is already the beneficial owner of this property, I would not expect that a confidentiality agreement would be necessary, however, if you have a different perspective on that, please briefly explain why and forward the proposed confidentiality agreement as soon as possible. We would like to have access to the data room today.

Thank you.

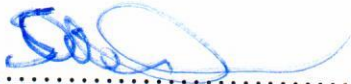
Yours very truly,

Paul F. Rooney

Sent from my iPhone

The information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any use, disclosure, dissemination, distribution or copying of any portion of this message or any attachment is strictly prohibited.

This is **Exhibit 6** to the affidavit
of Jamie Erlick, sworn before me
this 8rd day of December 2024.

A handwritten signature in blue ink, appearing to be "DALE DENIS", written over a dotted line.

.....
Commissioner for taking Affidavits (or as may
be)

DALE DENIS

From: rooney@paulfrooneyprofcorp.com <rooney@paulfrooneyprofcorp.com>
Sent: December 8, 2024 7:01 PM
To: adhanani@tdbadvisory.ca
Cc: 'Avrom Brown' <abrown@garfinkle.com>; steve.keyzer@colliers.com; Jeff.Larry@paliareroland.com
Subject: RE: Potential Sale by Receiver of lands on Islington Avenue

Gentlemen,

Regarding the offer and Agreement provided to you in my Dec 6 email below, I now have the balance of the closing funds (\$3,300,000) in my trust account (you already have the deposit of \$300,000), and I am attaching a signed Confirmation regarding same and the instructions given to me regarding paying same to close the purchase of the Islington Properties.

Yours very truly,

Paul F. Rooney

Paul F. Rooney Professional Corporation
Barrister & Solicitor,
121 King Street West, Suite 510
Toronto, ON M5H 3T9

Direct Line: 647-981-7838

Email: rooney@paulfrooneyprofcorp.com

This message is solicitor-client privileged and contains confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and delete the message without making a copy.

From: Paul Rooney <rooney@paulfrooneyprofcorp.com>

Sent: December 6, 2024 1:43 PM

To: adhanani@tdbadvisory.ca

Cc: Avrom Brown <abrown@garfinkle.com>; steve.keyzer@colliers.com; Jeff.Larry@paliareroland.com

Subject: Re: Potential Sale by Receiver of lands on Islington Avenue

Gentlemen,

Please see attached my correspondence of today, with attached revised Purchase Agreement, deposit, and proof of available funds to close, in relation to the above topic. It is being sent to you the recipients because you are the recipients that you have advised that Agreements should be sent to. Given Mr. Dhanani's last comment/request, I have also added Mr. Larry, however Mr. Denis will be dealing more generally with advising other relevant parties.

Yours very truly,
Paul F. Rooney

Paul F. Rooney Professional Corporation
Barrister & Solicitor
121 King Street West, Suite 510
Toronto, ON M5H 3T9

Direct Line: 647-981-7838

Email: rooney@paulfrooneyprofcorp.com

This message is solicitor-client privileged and contains confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and delete the message without making a copy.

On Tue, Dec 3, 2024 at 8:47 PM <rooney@paulfrooneyprofcorp.com> wrote:

Gentlemen,

Further to my earlier correspondence of today, please see attached my additional correspondence, with attached revised Purchase Agreement, in relation to the above topic.

Yours very truly,

Paul F. Rooney

Paul F. Rooney Professional Corporation

Barrister & Solicitor,

121 King Street West, Suite 510

Toronto, ON M5H 3T9

Direct Line: 647-981-7838

Email: rooney@paulfrooneyprofcorp.com

This message is solicitor-client privileged and contains confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and delete the message without making a copy.

From: rooney@paulfrooneyprofcorp.com <rooney@paulfrooneyprofcorp.com>

Sent: December 3, 2024 1:07 PM

To: adhanani@tdbadvisory.ca

Cc: 'Avrom Brown' <abrown@GARFINKLE.com>; steve.keyzer@colliers.com

Subject: Potential Sale by Receiver of lands on Islington Avenue

Gentlemen,

Please see attached my correspondence of today, with attached Purchase Agreement, deposit, and proof of available funds to close, in relation to the above topic.

Yours very truly,

Paul F. Rooney

Paul F. Rooney Professional Corporation

Barrister & Solicitor,

121 King Street West, Suite 510

Toronto, ON M5H 3T9

Direct Line: 647-981-7838

Email: rooney@paulfrooneyprofcorp.com

This message is solicitor-client privileged and contains confidential information intended only for the person(s) named above. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and delete the message without making a copy.

Confirmation

TO: TDB Restructuring Limited

Re: Receivership of properties located at 2849, 2851, 2853, 2855, and 2857 Islington Avenue, Toronto (the "Islington Properties") and 311 Conacher Drive, Kingston (the "Kingston Property", and with the Islington Properties, the "Properties"), and the Agreement of purchase and sale to purchase the Islington Properties as submitted to you by 1001079582 Ontario Inc. (the "Purchaser") on December 6, 2024 (the "Agreement")

In connection with the above-noted Agreement submitted by 1001079582 Ontario Inc., the undersigned hereby confirms to you that:

1. I currently have in my lawyer's trust account funds in the amount of \$ [REDACTED] (the "Funds") that were provided to me by or on behalf of the Purchaser for purposes of closing the purchase of the Purchased Assets as described in the Agreement. These funds are in addition to the deposit of \$300,000 that I already provided to your lawyers.
2. I have been instructed by the Purchaser to pay the Funds to you, provided that the Agreement is executed and delivered by you, and that your obligations in respect of the transaction as described in the Agreement are complied with on or before the Closing of that transaction, as defined in the Agreement, including without limiting the forgoing, seeking and obtaining the Approval & Vesting Order (as defined in the Agreement) in favour of the Purchaser and registering same on title to the Islington Properties, and the fulfilment of the matters in Section 4.1 and 5.1 thereof, and the delivery of the Closing Certificate/Receiver's Certificate as described in Sections 2.16 and 5.3(b) thereof.

Dated this 28th day of December, 2024.

Paul F Rooney Professional Corporation

Per 