

	MLS#	PRICE	ADDRESS	DOM	STATUS	BEDS	WR	TYPE	SQFT	LIST PRICE	SOLD DATE
1	C6049004	\$875,000	28 Candle Liteway Toronto	4	SLD	3+1	2	Condo Townhouse 2-Storey	1200- 1399	\$799,000	5/30/2023
2	C6104192	\$880,000	47 Candle Liteway Toronto	14	SLD	3+1	2	Condo Townhouse 2-Storey	1200- 1399	\$799,000	6/20/2023

AVERAGES

	MEAN	MEDIAN
PRICE	\$877,500	\$877,500



28 Candle Liteway
Toronto Ontario M2R 3J6
Toronto C07 Westminster-Branson Toronto
Taxes: \$2,748.91/2022
SPIS: N
Last Status: SLD
For: Sale
DOM: 4
% Dif: 110
Sold: \$875,000
List: \$799,000

Condo Townhouse
2-Storey
Unit#: 66
Corp#: YCC / 218
Assignment:
Fractl Ownshp:

#Shares%:
Locker#:
Locker Lev Unit:
Locker Unit#:
Level: 1

Rms: 7
Bedrooms: 3 + 1
Washrooms: 2
1x3x2nd, 1x3xBsmt
Zoning:
Dir/Cross St: Bathurst /Drewry
Prop Mgmt: Malvern

MLS#: C6049004
Holdover: 30
Bldg Name:

Sellers: Dimla, Remedios Alimario; Dimla, Reynaldo Sapin
Possession: 60 Days
Occup: Owner
Pin#: 112180000

Status Cert: Y
Contact After Exp: N
ARN#: 190805355100187

Kitchens: 1	Pets Perm: N	Balcony: None
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: Finished	Maint: \$610	Lndy Lev: Lower
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Brick
Heat: Baseboard / Electric	Central Vac:	Gar/Gar Spcs: Attached / 1
Apx Age:	UFFI:	Park/Drive: Private
Apx Sqft: 1200-1399	Elev/Lift:	Park Type: Owned
Sqft Source: 1200-1399	Taxes Incl:	Prk/Drv Spcs: 1 Tot Prk Spcs: 2
Exposure: S	Heat Incl:	#: 1
Assessment:	Cable TV Incl:	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit:
	Com Elem Incl: Y	Bldg Amen:
		Prop Feat:
		Ensuite Laundry, Family Room, Park, Public Transit, School

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	15.75	x 13.94	Combined W/Dining Picture Window
2	Dining	Ground	9.84	x 14.04	Combined W/Living W/O To Yard
3	Kitchen	Ground	13.12	x 9.19	Ceramic Floor California Shutters B/I Dishwasher
4	Prim Bdrm	2nd	19.03	x 17.39	O/Looks Backyard Broadloom
5	2nd Br	2nd	13.12	x 9.84	California Shutters Broadloom
6	3rd Br	2nd	11.15	x 9.19	California Shutters Broadloom
7	Rec	Bsmt	30.18	x 16.4	Combined W/Den
8	Laundry	Bsmt	8.2	x 9.19	

Client Remks: Location Location Location .Travels Direct To Finch Station Close To All Amenities Community Center , School. Steps To G Ross Lord Park And The Trails Of The West Don River. With Finished Basement& Separate Laundry Room. Kitchen Renovated Recently. Direct Access From Garage To The House. Recently Painted , Lots Of Pot Lights . Total Living Space Incl Basement Of Approx. 1800 Sq Ft! Plus Full Garage With Extra Upper Storage And Automatic Door Opener. Water Softener.

Extras: Kitchen Renovated Recently. Direct Access From Garage To The House. Extended Pantry. Recently Painted , Lots Of Pot Lights .Water Softener.

Inclusions: Includes Existing Fridge ,Stove & Dishwasher, Washer And Dryer. All Window Coverings And Light Fixtures. Purchaser To Verify Measurements

Exclusions: Gazebo In Backyard

Rental Items: Ac

Brkage Remks: Offers Received And Will Review May 30th 11Am. . Seller Will Entertain Pre-Emptive Offers. Please Attach Schedule B And Form 801. Thank You For Showing! Buyer Agent To Verify All Measurement And Taxes.

List: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-494-7653 **Fax:** 416-494-0016

ELHAM VAEZFAKHRY, BROKER647-449-0586

Co-Op: RE/MAX PREMIER INC., BROKERAGE

Maribeth Aguirre, Salesperson

Contract Date: 05/26/2023

Expiry Date: 07/25/2023

Last Update: 06/01/2023

Sold Date: 05/30/2023

Closing Date: 07/31/2023

CB Comm: 2.5

Leased Terms:

Original: \$799,000



47 Candle Liteway
Toronto Ontario M2R 3J5
 Toronto C07 Westminster-Branson Toronto
Taxes: \$2,774.19/2022 **For:** Sale **% Dif:** 110
SPIS: N **Last Status:** SLD **DOM:** 14
Sold: \$880,000
List: \$799,000
 Condo Townhouse **#Shares%:** **Rms:** 9
 2-Storey **Locker#:** **Bedrooms:** 3 + 1
Unit#: 32 **Locker Lev Unit:** **Washrooms:** 2
Corp#: YCC / 218 **Locker Unit#:** 1x4x2nd, 1x4xBsmt
Assignment: **Level:** 1
Fractl Ownshp:
Zoning:
Dir/Cross St: Bathurst/Drewry
Prop Mgmt: Malvern Condominium Property Management

MLS#: C6104192 **Sellers:** Beverly Dae Barmish-Forster **Contact After Exp:** N
Holdover: 90 **Possession:** TBA/END OF AUG **Occup:** Owner **Status Cert:** N
Bldg Name: **PIN#:** 112180000 **ARN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: Finished	Maint: \$555.51	Lndy Lev: Lower
Fireplace/Stv: Y	A/C: Window Unit	Exterior: Brick
Heat: Baseboard / Electric	Central Vac:	Gar/Gar Spcs: Built-In / 1
Apx Age:	UFFI:	Park/Drive: Private
Apx Sqft: 1200-1399	Elev/Lift:	Park Type: Owned
Sqft Source: Mpac	Taxes Incl:	Prk/Drv Spcs: 1 Tot Prk Spcs: 2
Exposure: E	Heat Incl:	Park \$/Mo:
Assessment:	Cable TV Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl:	Bldg Amen: Visitor Parking
	Com Elem Incl:	Prop Feat: Ensuite Laundry, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.25	x 9.25	Stainless Steel Appl Corian Counter Pantry
2	Living	Main	13.85	x 9.25	Hardwood Floor Open Concept Large Window
3	Dining	Main	13.25	x 10.17	Hardwood Floor W/O To Patio Open Concept
4	Prim Bdrm	2nd	10.5	x 18.01	Bamboo Floor Large Window Large Closet
5	2nd Br	2nd	13.16	x 10.24	Bamboo Floor Large Window Large Window
6	3rd Br	2nd	11.09	x 9.68	Bamboo Floor Large Window Large Closet
7	Foyer	2nd	5.41	x 7.35	Bamboo Floor
8	4th Br	Bsmt	13.68	x 10.17	Vinyl Floor
9	Family	Bsmt	18.77	x 19.59	Vinyl Floor Brick Fireplace

Client Remks: Welcome to spacious over 1,300 sq ft 3 bedrooms 2 washrooms townhouse in highly sought after location in North York. With gated and landscaped front and backyard, this townhouse is like a semi as it is only connected to another townhouse on garage side. Beautifully upgraded functional eat-in kitchen features stainless steel appliances, corian counter top, lots of counter and cabinet space including pantry. Main floor is hardwood throughout. Spacious 3 bedrooms feature oversized primary bedroom with two large windows, large closet and sitting area. Additional storage space is built in the attic. Two fully renovated bathrooms include glass-door bathtub on 2nd and stand up shower in basement. Bamboo flooring on second floor throughout. Fully finished basement offers family room featuring wood fireplace, bedroom and large laundry room with a sink and space for extra storage. This spotless townhouse is move in ready for a family to enjoy. Visitor parking and Water included in maint fee.

Extras: Steps G Ross Lord Park, biking/walking trails, water park, playground, on school bus route, soccer fields, TTC, community centre w/ indoor pool, tennis courts & much more. 15 min bike or bus ride to Finch Subway. Ideal home for young family!

Inclusions: Stainless Steel Fridge, Stove, Build in Dishwasher, Hood (white). Washer and Dryer. All electrical Light fixtures and window coverings.

Exclusions: none

Rental Items:

Brkage Remks: Sold Conditionally with pre-emptive offers. Attach Schedule B & C, Form 801. Buyer/Agent to verify all measurements and other Information. HWT rental. Thank You For Showing!

List: ROYAL LEPAGE YOUR COMMUNITY REALTY **Ph:** 905-731-2000 **Fax:** 905-886-7556
 LANA GRICHANIK, BROKER 416-887-0375

Co-Op: HOMELIFE LANDMARK REALTY INC., BROKERAGE
 Fayez Tarzi, Salesperson

Contract Date: 06/06/2023	Sold Date: 06/20/2023	Leased Terms:
Expiry Date: 09/08/2023	Closing Date: 09/07/2023	Original: \$799,000
Last Update: 06/20/2023	CB Comm: 2.5%	