

350

Broadway Avenue

Features of this home:

- A cute doll house bungalow with two bedrooms, one bath and unfinished basement.
- An Estate Sale in desirable area of newly built million plus dollar homes.
- Home is ideally situated between Mt Pleasant and Bayview Ave on the north side.
- A wide 34 foot lot with Private Drive and 100 foot depth. (Survey available)
- Interlock driveway and front walkway
- Lot fenced on the west and north side.
- Home perfect for First time Buyers, Empty Nesters, Renovators or Builders.
- Walk to Metro Store, Sunnybrook Plaza and Sherwood Park.

Inclusions: Hardwood Floors, Window coverings, Broadloom where laid, All electric light fixtures, Refrigerator, Stove, Stack Washer and Dryer, Oil burner and equipment.

Lot Size: 34 ft. X 100 ft. with Private Dr.
Taxes: \$3,765.38 for 2009
Possession: 30 Days/TBA



For more information, contact:

Margaret or Bill Joyce

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MAIN LEVEL

Front entrance has coat closet.

1-4 piece bathroom

Hardwood and Linen closet in hallway

Living/Dining Room

- 15' X 13' 4"
- Bay Window
- Fireplace
- Broadloom over Hardwood floors

Kitchen

- 12' x 8'
- Eat in Kitchen

Master Bedroom

- 10' 6" x 10'
- Closet
- Hardwood Floor

Second Bedroom

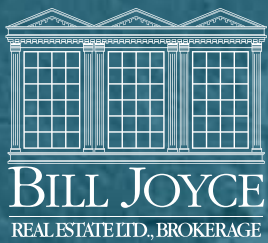
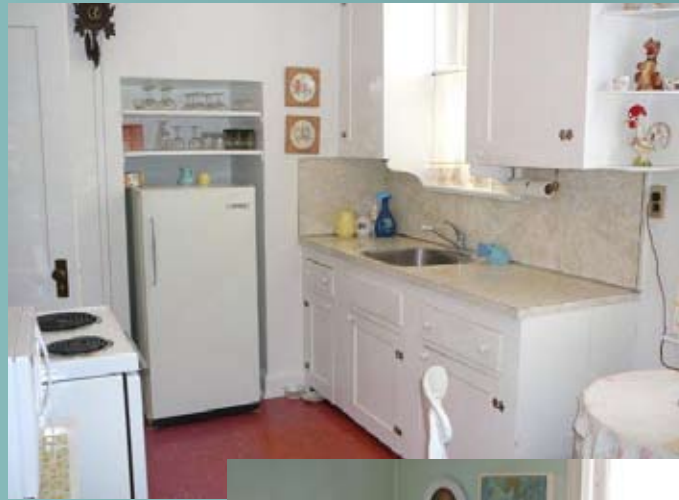
- 10' 5" x 9'
- Closet
- Hardwood Floor

BASEMENT

Unfinished, high and dry.

Home and its Chattels being sold "As Is"

New hydro panel, knob and tube visible.



Offered for sale at:
\$599,000.00

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PROOF