

	<b>50 Burton Rd</b> <b>Toronto Ontario M5P1V2</b> Toronto C03 Forest Hill South Toronto 115-17-M <b>Taxes: \$31,360.05 / 2015</b> <b>For: Sale</b> <b>% Dif: 94</b> <b>SPIS: N</b> <b>Last Status: Sld</b> Part Lot 56, 57, 58 Plan M347 <b>DOM: 74</b>	<b>Sold: \$5,600,000</b> <b>List: \$5,988,000</b>
	Detached <b>Fronting On: N</b> <b>Rms: 12 + 3</b> 2-Storey <b>Acreage:</b> <b>Bedrooms: 7 + 1</b> <b>Irreg:</b> <b>Lot: 108.87 x 184 Feet</b> <b>Washrms: 7</b> 1x5, 3x4, 2x3, 1x2 <b>Dir/Cross St: Spadina &amp; Burton</b>	

**MLS#:** C3575377      **Seller:** Linda Joy Sigel      **Occupancy:** Owner  
**PIN#:**      **ARN#:**      **Contact After Exp:** N  
**Holdover:** 90

<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 5000+ <b>Assessment:</b> <b>POTL:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Stone <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Attached / 3.0 <b>Drive Pk Spcs:</b> 14 <b>Tot Pk Spcs:</b> <b>UFFI:</b> <b>Pool:</b> Inground <b>Prop Feat:</b>	<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (m)	Width (m)	Description	
1	Foyer	Ground	3.89	x 3.84	Slate Flooring	2 Pc Bath
2	Living	Ground	8.46	x 6.27	Crown Moulding	Marble Fireplace W/O To Garden
3	Dining	Ground	7.19	x 5.00	Fireplace	French Doors
4	Kitchen	Ground	7.37	x 3.81	Slate Flooring	Centre Island      B/I Desk
5	Breakfast	Ground	4.50	x 3.89	W/O To Deck	
6	Family	Ground	5.69	x 5.56	Cathedral Ceiling	Skylight      Fireplace
7	Master	2nd	5.72	x 4.19	Fireplace	Double Closet      5 Pc Ensuite
8	2nd Br	2nd	4.19	x 3.35	Double Closet	Double Doors      Broadloom
9	3rd Br	2nd	3.76	x 3.35	B/I Desk	B/I Closet
10	5th Br	2nd	3.77	x 3.35	3 Pc Ensuite	
11	Media/Ent	Lower	7.39	x 6.20	W/O To Pool	4 Pc Bath
12	Br	Lower	4.65	x 3.66	3 Pc Ensuite	

**Client Remks:** Uncompromising Quality In A Spectacular Setting A Professionally Landscaped Half Acre. Stately Stone Facade. Light Filled Rooms For Family And Entertaining. Family Room Enhanced By Oversized Fireplace & Vaulted Ceiling W/ Skylights. Kitchen & Breakfast Room Boasts Indoor Bbq, Flr-To-Ceiling Windows And W/O To Pool. Complimented By Large Butler's Pantry, Mud Room, Laundry Facilities. Stunning Backyard Oasis. Attached 3 Car Garage. Parking For 14 Cars.

**Extras:** Too Many Features To List! 7 Bedrooms, 4 Baths On 2nd Level. Lower Level Has Games Room, Family Room, Walk-In Storage Room, Kitchenette, Temperature Controlled Wine Cellar And Bedroom With Ensuite.

**Brkage Remks:** Close To Public & Private Schools, Shopping & Restaurants, Transport. No Morn Appts & 48 Hrs Notc Pls. L/A Must Be Present @ Showings. See Fax Attach. For Sch 'B', Flr Plans & F/S. Deposit Cert Of Bd. Co-Listd W/Leeanne Weld Rlp J&D 416-489-2121.Frm 801 Required To Register Offer

**List:** SLAVENS & ASSOCIATES REAL ESTATE INC., BROKERAGE **Ph:** 416-944-1818 **Fax:** 416-944-1814  
 DANIEL PUSTIL, Salesperson 416-944-1818 LINDA ROSE, Salesperson 416-483-4337  
**Co-Op:** RE/MAX MASTER'S CHOICE REALTY INC., BROKERAGE  
 Leo Zhang, Salesperson  
**Contract Date:** 8/10/2016      **Sold Date:** 10/23/2016      **Leased Terms:**  
**Expiry Date:** 11/09/2016      **Closing Date:** 3/03/2017      **Original:** \$5,988,000  
**Last Update:** 10/27/2016      **CB Comm:** 2.5%