



**90A Glen Rd**  
**Toronto Ontario M4W2V6**  
 Toronto C09 Rosedale-Moore Park Toronto 115-20-Q  
**Taxes: \$10,894.03 / 2017** **For: Sale** **% Dif: 92**  
**SPIS: N** **Last Status: Sld**  
 Pt Lt 3&4 Plan 226E Pt Lt 22&23 Plan 433 **DOM: 22**

**Semi-Detached** **Fronting On: W** **Rms: 7 + 1**  
**2-Storey** **Acreage:** **Bedrooms: 3**  
**Irreg: Irregular** **Lot: 23.19 x 201 Feet** **Washrms: 4**  
 2x4, 2x2  
**Dir/Cross St: Glen Road & South Drive**

**MLS#: C3964829**

**Seller: Ronald Alan Masleck & Marlene Ann Masleck**

**Occupancy: Owner**

**PIN#:**

**ARN#: 190410159002300**

**Contact After Exp: N**

**Holdover: 90**

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:**  
**Apx Age:**  
**Apx Sqft:** 2500-3000  
**Assessment:**  
**POTL:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** Built-In / 1.0  
**Drive Pk Spcs:** 4  
**Tot Pk Spcs:** 5  
**UFFI:**  
**Pool:** Inground  
**Prop Feat:**

**Zoning:**  
**Cable TV:** **Hydro:**  
**Gas:** **Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

| # | Room    | Level  | Length (m) | Width (m) | Description    |                 |                |
|---|---------|--------|------------|-----------|----------------|-----------------|----------------|
| 1 | Living  | Main   | 6.86       | x 3.84    | Crown Moulding | Fireplace       | W/O To Terrace |
| 2 | Dining  | Main   | 5.05       | x 3.56    | Crown Moulding | Fireplace       | W/O To Balcony |
| 3 | Kitchen | Main   | 4.01       | x 2.74    | Pass Through   | Granite Counter | Bay Window     |
| 4 | Den     | Main   | 4.01       | x 3.25    | Hardwood Floor | B/I Bookcase    | Picture Window |
| 5 | Master  | 2nd    | 5.05       | x 4.93    | West View      | 4 Pc Ensuite    | Skylight       |
| 6 | Br      | 2nd    | 4.01       | x 3.89    | Hardwood Floor | Mirrored Closet |                |
| 7 | Br      | 2nd    | 3.86       | x 3.84    | Hardwood Floor | Mirrored Closet |                |
| 8 | Rec     | Ground | 9.68       | x 4.88    | Wet Bar        | W/O To Pool     | Fireplace      |
| 9 | Laundry | Ground | 3.76       | x 3.66    | W/O To Garage  |                 |                |

**Client Remks:** Widest Lot Of These Rarely Available Townhomes. Spacious Georgian Style Over 2,300Sf In South Rosedale. Mint Condition W/Many Recent Improvements; New Windows & Hwd Flooring Throughout, High Ceilings, Main Flr Den, Kit W/Breakfast Area. Master Bdrm W/Sitting Area, His & Her Closets & Ensuite. Finished L/L Another 1,000 Sq Ft At Grade! Walks-Out To Garden & Lovely Inground Pool. Excellent Proximity To Top Schools (Branksome Hall), Transit And Ravine System.

**Extras:** Incl: All Existing Elfs, Fridge, Stove, Dishwasher, Washer, Dryer, All Existing Window Coverings (Except Drapes In Master Bdrm), Auto Garage Door Opener, Alarm System, Generator, Pool & All Related Equipment, Garden Shed.

**Brkage Remks:** Please Allow Ample Notice - L/A To Attend Showings. Excellent Carson Dunlop Home Inspection Available Through L/A. See Attached Feature Sheet For Floor Plans, Survey And Further Details. Offers Welcome Anytime W/24 Hr Irrevocable Please.

**List: ROYAL LEPAGE/J & D DIVISION, BROKERAGE Ph: 416-489-2121 Fax: 416-489-6297**

**LEEANNE WELD, Salesperson 416-566-8603 RENATE FERRIER, Salesperson 416-489-2121**

**Co-Op: SOTHEBY'S INTERNATIONAL REALTY CANADA, BROKERAGE**

**Laura Colligan, Salesperson**

**Contract Date: 10/24/2017**

**Sold Date: 11/15/2017**

**Leased Terms:**

**Expiry Date: 12/30/2017**

**Closing Date: 2/07/2018**

**Original: \$2,480,000**

**Last Update: 11/16/2017**

**CB Comm: 2.5%**