

Welcome to  
165 Alderbrae Avenue

THE  
**FARQUHAR**  
ADVANTAGE 



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Tasi\*, Norm\*\* & Adrienne\* FARQUHAR

\*Sales Representative \*\* Broker



RE/MAX Professionals Inc. Brokerage, Independently Owned and Operated  
270 The Kingsway, Suite 200, Toronto, ON, M9A 3T7

416-236-1241

**\$379,000**

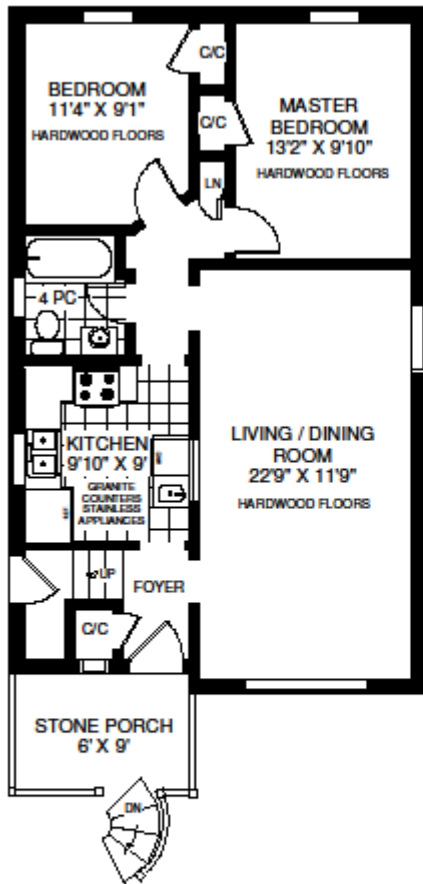
**Taxes: \$2,500.23 ('09)**

**Lot Size: 41ft. x 97ft.**

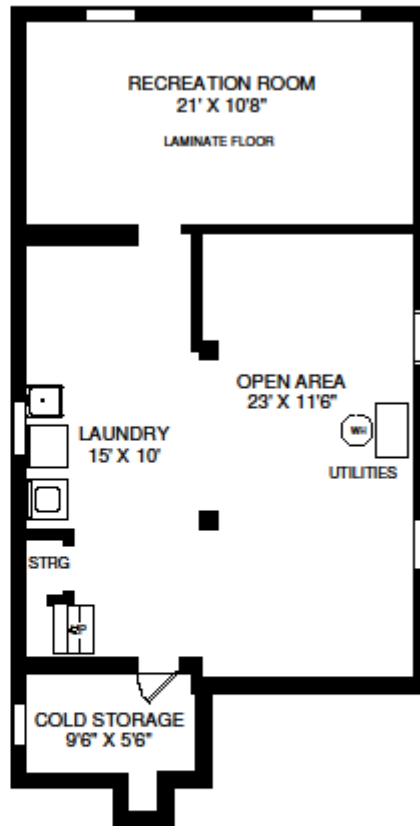
Charming two bedroom bungalow with updated kitchen, newly renovated home theatre and BRAND NEW roof (February 2010). Families will love the spacious basement with shelved storage room, private backyard and proximity to schools. Features include hardwood floors, crown mouldings, granite counters, stainless steel appliances, side exit to interlock driveway. Separate garage with lots of parking. Close to transit (GO Station), highways and downtown.

Our Clients love the fact that this home is well situated in a “well maintained and quiet neighbourhood minutes from downtown.”

Approx. Annual Utilities: Gas \$1387 and Hydro \$805



**MAIN FLOOR**  
APPROXIMATELY 870 SQ FT



**LOWER FLOOR**  
APPROXIMATELY 870 SQ FT

Note: Calculations & Measurements are approximate. Provided as a guideline only.

FLOOR PLANS BY KIM DORNEY  
847-989-8528

### Upgraded Features:

- **NEW** roof (2010) and garage roof (2009)
- Heated bathroom & kitchen Floors
- Air tub with chromatherapy
- Thermostatic valve (shower)
- High end bathroom fixtures
- Franke Filtered water system and Instant hot water tap
- House computer networked
- Surround sound wired in home theatre and upstairs
- Updated plumbing
- Chimney relined & re-pointed in 2009

### Included:

- Stainless steel appliances: fridge, stove, hood fan, dishwasher
- Light fixtures
- Window coverings

### Exclude:

- Electric fireplace
- Washer and dryer
- Curtains in 2nd bedroom
- Speakers in LR, MBR & Rec room
- 2 wall-mounted TV's & brackets (MBR & LR)