

Welcome to
1 Cramond Court



A light filled, spacious bungalow on quiet, attractive cul de sac in prime Princess Margaret Neighbourhood

A solid brick home with loads of curb appeal, a gracious living room, separate bedroom wing, spacious basement, mature trees and lovely large side yard facing the cul de sac.



This home represents a great opportunity for a family who wish to renovate or update to make it their own. This home is on an attractive court in a high demand neighbourhood close to excellent schools, transit and walking distance to the Mimico Creek park system.



Tasi, Norm* & Adrienne Farquhar

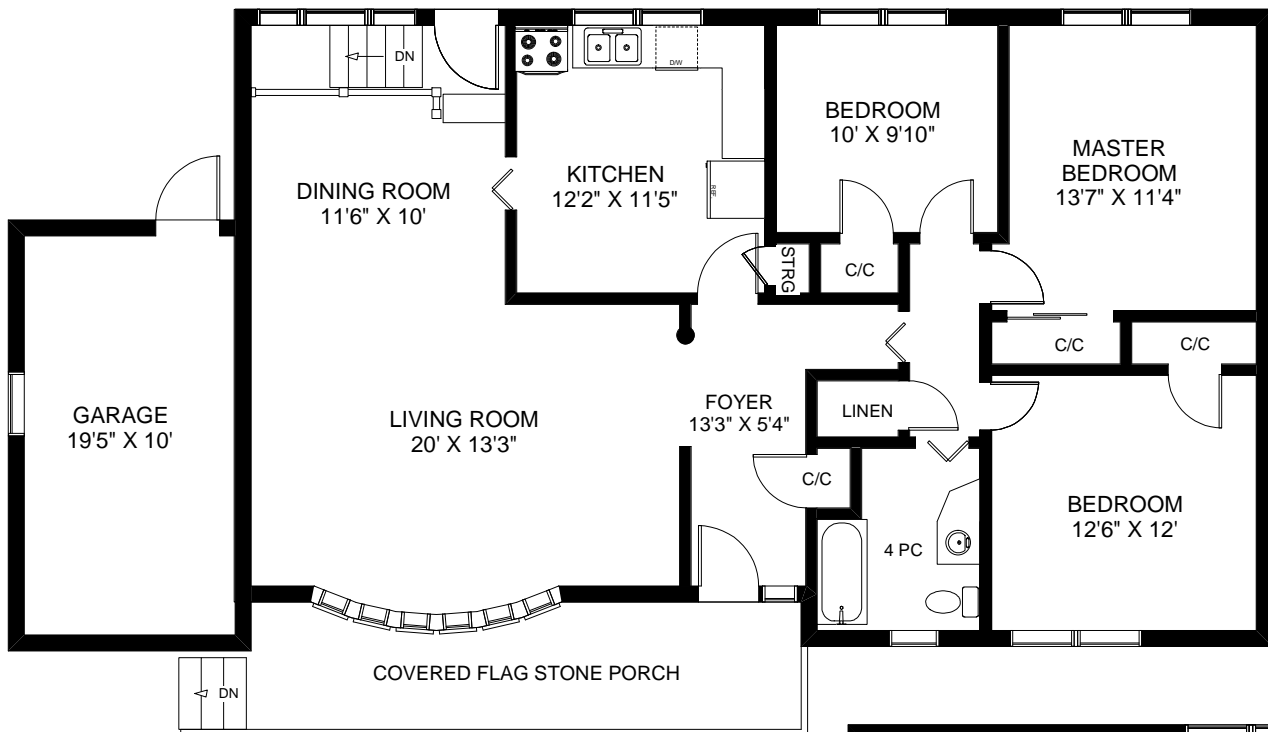
Sales Representatives, *Broker

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WALK-OUT TO
INTERLOCKING PATIO



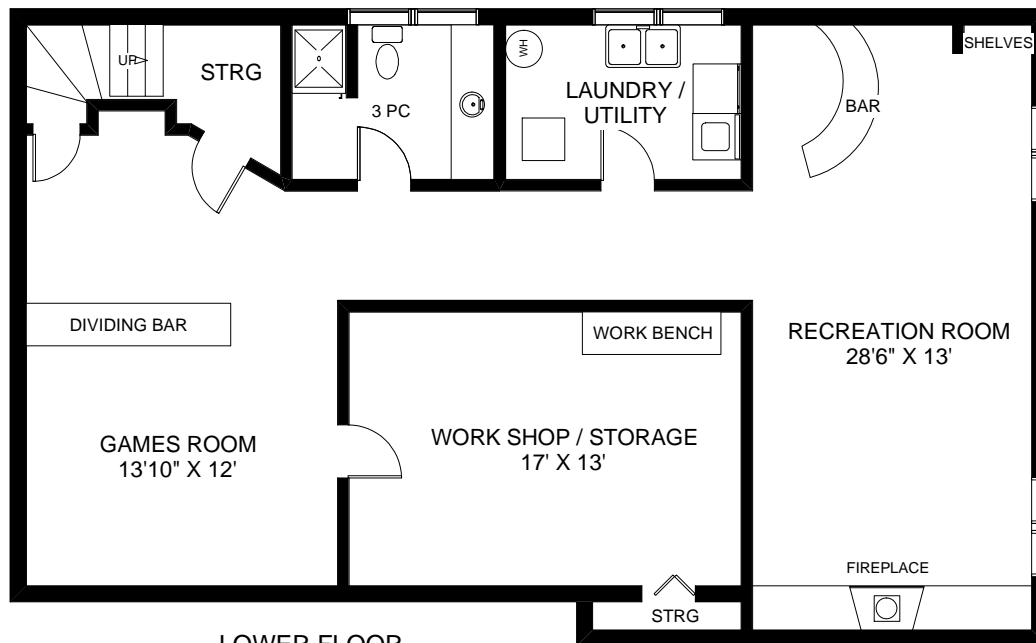
MAIN FLOOR
APPROXIMATELY 1,049 SQ FT

TASI, NORM* & ADRIENNE FARQUHAR
Sales Representatives, *Broker
RE/MAX Professionals Inc.,
(416) 236-1241

FLOOR PLANS BY KIM DORNEY
647-989-6526

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

1 CRAMOND COURT



LOWER FLOOR
APPROXIMATELY 1,049 SQ FT

Features of 1 Cramond Court
Well loved family home with 3 Bedrooms - 2 Bathrooms
Approx. 1049 Sq. Ft. with a full Basement

Note: Hardwood Floors under Broadloom in main level rooms (except Kitchen & Bathroom)

Exterior

- An attractive, well designed 3 bedroom bungalow with a brick exterior and single garage
- Welcoming front entrance with refurbished flagstone porch and knee wall
- Large lot with private side yard facing the court
- Back Patio in interlock with access to the garden
- Interlock drive and side access to the back of the garage and patio

Main Floor

- Bright foyer with an open view into lovely formal living room with huge bay window, crown moulding and hardwood under broadloom.
- Bright dining room off the living room ("L" shaped) with walk-out to back patio and stair access to the basement
- Eat-in Kitchen
- Double louvered doors into a private bedroom wing with 3 bedrooms, linen closet and 4 piece bathroom featuring large vanity
- Master bedroom has a mirrored double closet

Basement Level

- Loads of potential. Large spacious basement with separate workshop/utility room, 3 piece bathroom, space for a games room/office, 28' X 13' recreation room, ample storage and separate laundry/furnace room with double sink.

Other

- Forced Air Gas Furnace Sept 2006
- Porch - Refurbished 2009
- Hot Water Heater - Fall 2008
- Sprinkler System - 5 Yrs.

Extra's (as is condition): All electric light fixtures, Broadloom w/laid, fridge, stove, washer & dryer, extra fridge and freezer in the basement, window coverings & rods, GB&E, CAC, 1 Electric Garage door opener.

Offered at \$539,000 - 2009 Taxes: \$3598.63



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit buyers or sellers currently under contract with a broker. E&OE