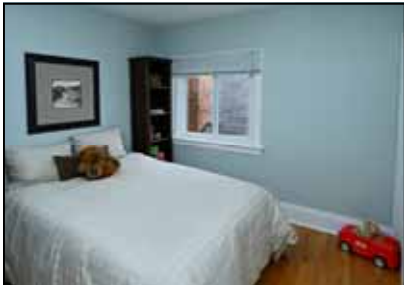


Welcome to
63 Deforest Road

THE
FARQUHAR
ADVANTAGE 



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Tasi*, Norm** & Adrienne* FARQUHAR

*Sales Representative ** Broker



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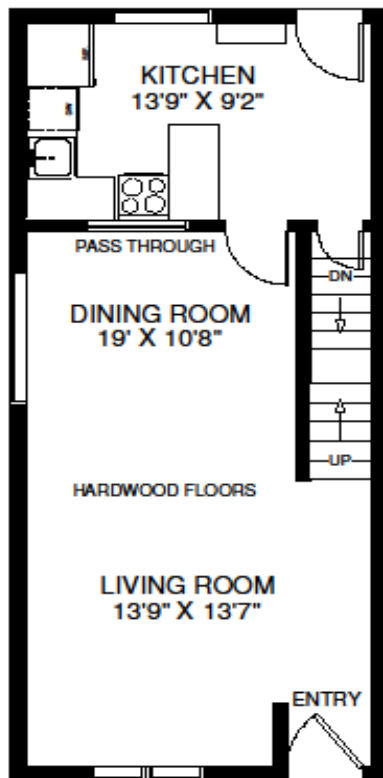
\$419,000 Taxes: \$3000.28 ('09)

A Charming 2 Storey 2 Bedroom Semi-Detached home in Bloor West Village with a new cedar deck, fenced yard, and two parking spots. Residents appreciate its close proximity to shops, services and the convenience of a five minute walk to Runnymede Subway station.

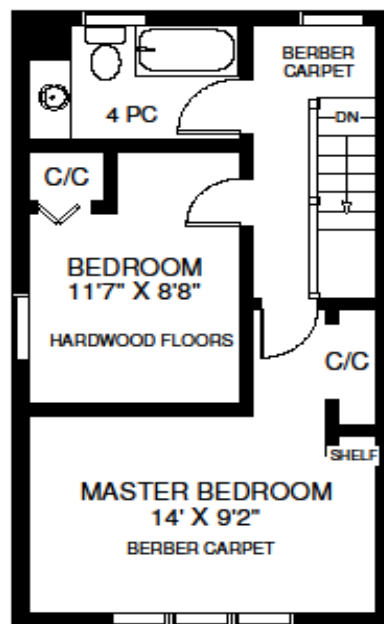
- Hardwood floors, pot lights and crown moulding in the open concept living room/ dining room area
 - Freshly painted walls & trim
 - A Bright cozy kitchen with w/o to deck
 - Convenient pass-through between the dining room and the kitchen
 - Updated bathroom, new floor, new vanity & faucets, and new light fixture
 - Maytag Refrigerator, Frigidaire range and Bosch dishwasher
 - An inviting porch and low maintenance landscaping
 - Lots of potential in the basement with an open area of 400 sq. ft.
- 2010: New survey
2009: Roof – single shingle – new boards & new vents – Chimney re-built
2008: New drive, new cedar deck and fully fenced yard
2004: Mostly new windows
2001: New Dryer vent
1998: CAC
1996: Furnace – FAG
HWT - rented

WALK-OUT TO
DECK WITH SEATING
AND PEBBLE/STONE PATIO

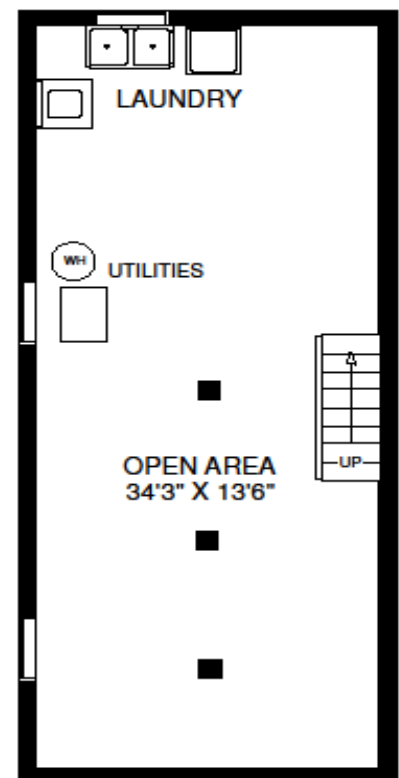
63 DEFOREST ROAD



MAIN FLOOR



SECOND FLOOR



LOWER LEVEL

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.&O.E.