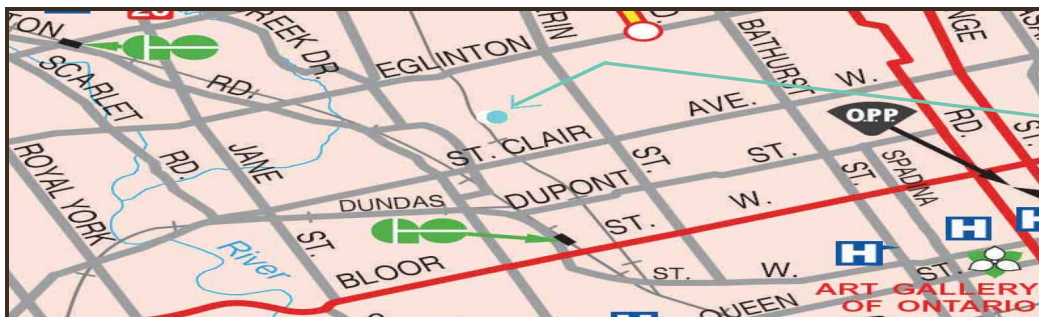


Welcome to 384 McRoberts Avenue



Bright Renovated detached two storey Family home with curb appeal plus.

- Quiet Cul-de-Sac
- 3 bedrooms & 2 bathrooms
- Hardwood floors
- Dining (or) family room with walk-out to yard
- Spacious recreation room
- Loads of storage
- All newer windows
- Separate entrance to basement
- Double Garage off laneway
- Garden Shed
- Close to park and transit



384 McRoberts



Tasi, Norm* & Adrienne Farquhar

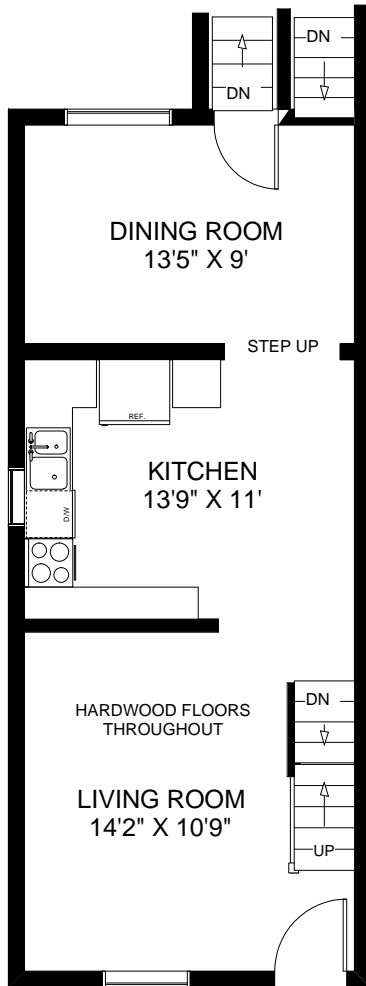
Sales Representatives, *Broker

Direct: 416.231.8754 Pager: 416.236.1241
info@thefarquhars.ca • www.thefarquhars.ca

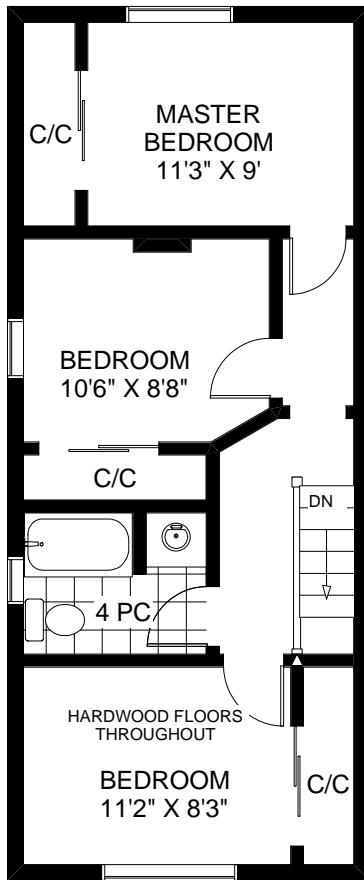


384 MCROBERTS AVENUE

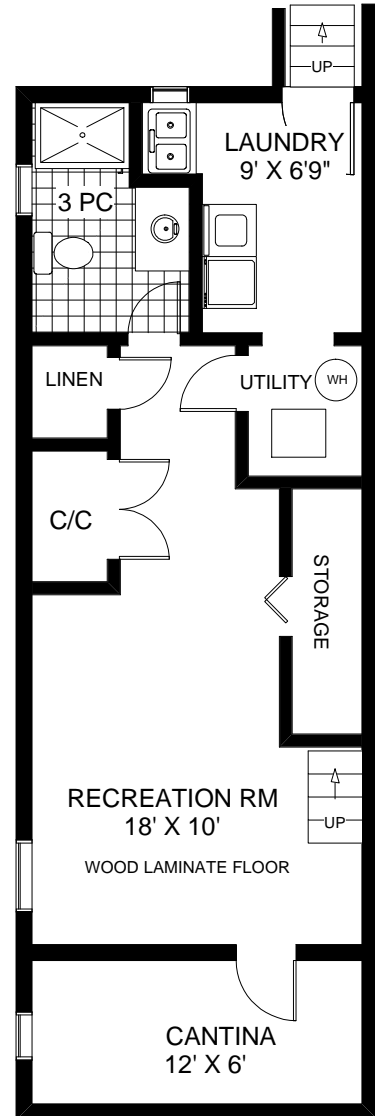
TASI, NORM & ADRIENNE FARQUHAR
Sales Representatives
RE/MAX Professionals Inc.
(416) 236-1241



MAIN FLOOR
APPROXIMATELY 549 SQ FT



SECOND FLOOR
APPROXIMATELY 549 SQ FT



LOWER LEVEL
APPROXIMATELY 549 SQ FT

FLOOR PLANS BY KIM DORNEY
647-989-6526

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

Features of 384 McRoberts Avenue

U p d a t e d B a t h r o o m - U p d a t e d K i t c h e n - G r e a t N e i g h b o u r h o o d

Charming home on Quiet Cul-de-Sac. This home has been maintained with pride of ownership.

M a i n F l o o r

- Bright with gleaming Hardwood Floors throughout
- New flooring (1 yr) in the kitchen
- Dining room at the back of the home could be used as a family room. Auxiliary electric baseboard heater. Walk-out to back garden

U p p e r F l o o r

- Hardwood Floors throughout
- Master has large double mirrored closet. Auxiliary electric baseboard heater
- Large double closets in both the 2nd & 3rd bedroom
- 4 piece bath with ceramic floor

B a s e m e n t

- Updated 3 pc bathroom with tiled floor (1 yr)
- Large renovated Recreation room (5 yrs) with new wood laminate floor & three storage closets
- Separate Laundry with w/o to back garden
- Forced air gas furnace - 7 yrs.
- AC & thermostat (2yrs)
- HWT/rental (4yrs)

E x t e r i o r

- New Brick façade (2 yrs.) and porch across the front of the home
- Deep west facing backyard with garden/storage shed
- Double garage off the rear laneway
- External gas line for BBQ hook-up -1 yr.
- All newer windows
- Roof: (A) Kitchen to the back: Rubber Roof - 9 yrs.
- (B) Front: Shingled - 2 yrs.
- Soffits, fascia & eaves - 2 yrs.

O t h e r

- Ethernet wired in the basement and 2 bedrooms for computer/Internet access.
- Municipal infrastructure upgrades within the last 3yrs include new pipes/drains, sidewalks, road/asphalt (front & laneway), fiber optic Internet service and smart hydro meter

I n c l u s i o n s :

All Electric Light Fixtures; Fridge; Stove; Dishwasher; Washer/Dryer (less than 2 Yr. old); Window Blinds

E x c l u s i o n s :

Sheers & Curtains along with related hardware & rods

Offered at: \$369,000.00 Taxes: \$2029.82 (2007)
1098 Sq. Ft. Lot Size: 18 X 127 Ft.



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