

	322 Downy Emerald Dr	Sold: \$1,650,000
	Bradford West Gwillimbury Ontario L3Z0K3	List: \$1,649,000
Bradford West Gwillimbury Bradford Simcoe 313-18-L		
Taxes: \$7,536.00 / 2021		For: Sale % Dif: 100
SPIS: N Last Status: Sld		DOM: 17
Lot 44, Plan 51M966 Subject To An Easement		
Detached	Fronting On: N	Rms: 12 + 4
Link: N	Acreage:	Bedrooms: 6 + 2
2-Storey	Lot: 50 x 115 Feet	Washrms: 5
Irreg:		1x2xMain, 1x5x2nd, 2x4x2nd, 1x4xBsmt
Dir/Cross St: Langford Blvd/Meadowhawk Trail		

MLS#: N5382285	Seller: Eldar Huseynov & Daria Iaroslavtseva	Occupancy: Owner
PIN#:	ARN#: 431202000529296	Contact After Exp: N
Holdover: 90		

Kitchens: 2	Exterior: Brick / Stone	Zoning: Residential
Fam Rm: Y	Drive: Pvt Double	Cable TV: Hydro:
Basement: Apartment / Sep Entrance	Gar/Gar Spcs: Built-In / 2.0	Gas: Phone:
Fireplace/Stv: Y	Drive Pk Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Pk Spcs: 4.0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: None	Waterfront:
Apx Age: 6-15	Prop Feat:	Retirement:
Apx Sqft: 3500-5000		Farm/Agr:
Assessment:		Oth Struct:
POTL:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	6.54	x 3.64	Hardwood Floor Crown Moulding
2	Dining	Main	4.90	x 3.38	Hardwood Floor Crown Moulding French Doors
3	Office	Main	3.39	x 3.02	Hardwood Floor French Doors Separate Rm
4	Kitchen	Main	5.22	x 3.06	Ceramic Floor B/I Appliances Granite Counter
5	Breakfast	Main	5.22	x 3.43	Ceramic Floor W/O To Yard Pantry
6	Family	Main	5.83	x 4.30	Hardwood Floor Crown Moulding Gas Fireplace
7	Br	2nd	5.64	x 5.41	Hardwood Floor Crown Moulding 5 Pc Ensuite
8	2nd Br	2nd	3.98	x 3.38	Hardwood Floor Crown Moulding Semi Ensuite
9	3rd Br	2nd	5.36	x 3.38	Hardwood Floor Crown Moulding Semi Ensuite
10	4th Br	2nd	4.57	x 3.02	Hardwood Floor Crown Moulding 4 Pc Ensuite
11	5th Br	2nd	5.64	x 4.21	Hardwood Floor Crown Moulding Closet
12	Br	2nd	4.37	x 3.74	Hardwood Floor Crown Moulding Closet

Client Remks: Absolutely Spectacular 6 Bdrm Luxury Home In The Heart Of Bradford With Sep Entrance To 2 Bdmr In-Law Bsmnt Apart On A Quiet Family St. More Than 5000 Sf Of The Living Space. Yr Own Backyard-Paradise. Upgraded Gourmet Kitchen W/Granite & Built-In Lux Appliances! Main Fl Office. Speakers, Hdwd Floors, Crown Moulding Thru-Out! Waffle & Smooth Ceilings Thru-Out, Exterior Soffit Potlights, Stamped Concrete, Natur Gas Bbq And Much More. Must See 3D Virtual Tour! Don't Miss It.

Extras: 2 Fridges, 2 Stoves, 2 Dishwashers, Washer/Dryer, Elfs, All Existing California Shutters, B/I Surround Sound, Sprinkler System. Excluded: All Draperies, Chandeliers In Dining Rm, Breakfast Rm, 2nd Fl Staircase.

Brkage Remks: Offers Oct 9 At 7 Pm, Register Before 5Pm. Seller Reserves The Right To Accept Pre-Emptive Offer. Schb/801. Vendor/Agents Do Not Warrant Retrofit Status Of The Bsmnt Apart. Buyer/B Agent To Verify Msrmnts/Taxes. Min 5% Deposit If La Shows Property 1% Minus From Co-Op Commission.

List: SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE Ph: 416-739-7200 Fax: 416-739-9367		
EKATERINA KALASHNIKOVA, Salesperson 647-994-8577		
Co-Op: RE/MAX WEST REALTY INC., BROKERAGE		
Maria Isabel Mera, Salesperson		
Contract Date: 9/24/2021	Sold Date: 10/11/2021	Leased Terms:
Expiry Date: 12/31/2021	Closing Date: 12/13/2021	Original: \$1,859,000
Last Update: 10/13/2021	CB Comm: 2%+Hst+Thanks	