

	<p><b>2 Farrell Rd</b> <span style="float: right;">List: <b>\$2,670,000</b> For: Sale</span></p> <p><b>Vaughan Ontario L6A4W9</b></p> <p>Vaughan Patterson York 349-19-R</p> <p>Taxes: \$9,499.25 / 2021 <span style="float: right;">SPIS: N</span> <span style="float: right;">Last Status: Pc</span></p> <p>Plan 65M4425 Lot126 <span style="float: right;">DOM: 38</span></p>
	<p>Detached <span style="float: right;">Front On: N</span> <span style="float: right;">Rms: 12 + 4</span></p> <p>Link: N <span style="float: right;">Acre: &lt; .50</span> <span style="float: right;">Bedrooms: 4 + 1</span></p> <p>2-Storey <span style="float: right;">84.06 x 105.05 Feet</span> <span style="float: right;">Washrooms: 5</span></p> <p>Irreg: Irre <span style="float: right;">1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt</span></p> <p>Dir/Cross St: Bathurst And Major Mackenzie</p>

MLS#: N5397769 Sellers: Janina Joseph-Walker Contact After Exp: N

Open House: 10/31/2021 From: 1:00 To: 3:00 Opn Hse Note: Sunday

Holdover: 90 Possession Remarks: Tba Occup: Owner

PIN#: ARN#: 192800021112205

<p><b>Kitchens:</b> 1 + 1</p> <p><b>Fam Rm:</b> Y</p> <p><b>Basement:</b> Finished / Sep Entrance</p> <p><b>Fireplace/Stv:</b> Y</p> <p><b>Heat:</b> Forced Air / Gas</p> <p><b>A/C:</b> Central Air</p> <p><b>Central Vac:</b> Y</p> <p><b>Apx Age:</b> 0-5</p> <p><b>Apx Sqft:</b> 3500-5000</p> <p><b>Assessment:</b></p> <p><b>POTL:</b></p> <p><b>Elevator/Lift:</b></p> <p><b>Laundry Lev:</b> Main</p> <p><b>Phys Hdcp-Eqp:</b></p>	<p><b>Exterior:</b> Brick / Stone</p> <p><b>Drive:</b> Private</p> <p><b>Gar/Gar Pk Spcs:</b> Attached / 2.0</p> <p><b>Drive Pk Spcs:</b> 2</p> <p><b>Tot Pk Spcs:</b> 4.0</p> <p><b>UFFI:</b></p> <p><b>Pool:</b> None</p> <p><b>Energy Cert:</b></p> <p><b>Cert Level:</b></p> <p><b>GreenPIS:</b></p> <p><b>Prop Feat:</b></p>	<p><b>Zoning:</b></p> <p><b>Cable TV:</b></p> <p><b>Hydro:</b></p> <p><b>Gas:</b></p> <p><b>Phone:</b></p> <p><b>Water:</b> Municipal</p> <p><b>Water Supply:</b></p> <p><b>Sewer:</b> Sewers</p> <p><b>Spec Desig:</b> Unknown</p> <p><b>Farm/Agr:</b></p> <p><b>Waterfront:</b></p> <p><b>Retirement:</b></p> <p><b>Oth Struct:</b></p>
--	---	---

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.91	x 3.96	Hardwood Floor	Crown Moulding	Picture Window
2	Dining	Main	4.88	x 3.66	Hardwood Floor	Crown Moulding	Built-In Speakers
3	Family	Main	4.75	x 4.27	Hardwood Floor	Crown Moulding	Pot Lights
4	Kitchen	Main	4.27	x 3.05	Ceramic Floor	B/I Appliances	Quartz Counter
5	Breakfast	Main	4.27	x 3.96	Ceramic Floor	W/O To Yard	Pantry
6	Office	Main	4.39	x 3.96	Hardwood Floor	Picture Window	B/I Bookcase
7	Prim Bdrm	2nd	4.88	x 4.75	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
8	Exercise	2nd	3.08	x 2.93	Hardwood Floor	Sauna	Separate Rm
9	2nd Br	2nd	3.90	x 3.54	Hardwood Floor	Cathedral Ceiling	Semi Ensuite
10	3rd Br	2nd	3.90	x 3.66	Hardwood Floor	Picture Window	Semi Ensuite
11	4th Br	2nd	5.61	x 3.96	3 Pc Ensuite	W/I Closet	Cathedral Ceiling
12	Rec	Bsmt	11.03	x 6.70	3 Pc Bath	Vinyl Floor	W/O To Yard

**Client Remks:** Absolutely Spectacular Luxury Family Home Built By Aspen Ridge With Cn Tower/City View. Sep Entrance To In-Law Bsmnt Aprtmnt. More Than 5000 Sf Of Living Sp.Gourmet Kitchen With Cambria Countertops & Miele Appliances.Hardwood Fl, Crown Moulding Through-Out,Speakers Main Fl, Designer's Ceiling.4 Bright Bedrooms - All With En-Suites.Master Rm W/ Gym Rm, Sauna & 2 Huge Walk-In Closets.Landscaping,Interlocking.Walk To Viola Desmond P S,Playgrnd,Tennis Cr & More.

**Extras:** B/I Appliances:Fridge, Dishwasher,Stove,Washer, Dryer.All Window Coverings, Elfs,Sprinkler System,Speakers. Open House Sunday 1-3Pm. Excluded: Chandelier In Dining Rm.Hwt Rental.

**Brkage Remks:** Thank You For Showing. Sch B/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 Com.No Survey.

SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE Ph: 416-739-7200 Fax: 416-739-9367  
 1206 Centre Street Thornhill L4J3M9  
 EKATERINA KALASHNIKOVA, Salesperson 647-994-8577

<b>Contract Date:</b> 10/09/2021	<b>Condition:</b>	<b>Ad:</b> Y
<b>Expiry Date:</b> 12/31/2021	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 10/26/2021	<b>CB Comm:</b> 2.5%+Hst+Thx	<b>Original:</b> \$2,499,000