

	4760 18th Sideroad Rd King Ontario L0G 1T0 King Schomberg York Taxes: \$5,011.83 / 2020 For: Sale % Dif: 110 SPIS: N Last Status: Sld Pt Lt 26 Con 7 King Pt 2, 65R17030; S/T A19729A Ki DOM: 23	Sold: \$1,755,000 List: \$1,599,000
	Detached Fronting On: N Rms: 12 Link: N Acreage: .50-1.99 Bedrooms: 4 Bungalow Lot: 230.77 x 286.5 Feet Washrms: 4 2x3xMain, 1x2xMain, 1x7xMain Irreg: Irregular Dir/Cross St: 18th Sideroad/7th Conc	

MLS#: N5367789	Seller: Elena Melnikova & Mikhail Khroustalev	Occupancy: Vacant
PIN#:	ARN#: 194900011337700	Contact After Exp: N
Holdover: 90		

Kitchens: 2 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Other / Propane A/C: None Central Vac: N Apx Age: Apx Sqft: 3000-3500 Assessment: POTL: Laundry lev:	Exterior: Brick / Stucco/Plaster Drive: Private Gar/Gar Spcs: None / 0.0 Drive Pk Spcs: 8 Tot Pk Spcs: 8.0 UFFI: Pool: Abv Grnd Prop Feat: Ravine	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main	5.67	x 3.00	Closet Organizers
2	Living	Main	7.39	x 7.11	Combined W/Dining Fireplace Moulded Ceiling
3	Dining	Main	7.39	x 7.11	Combined W/Living Fireplace Hardwood Floor
4	Kitchen	Main	6.92	x 3.39	W/O To Deck Heated Floor Combined W/Br
5	Breakfast	Main	4.94	x 3.88	W/O To Deck Picture Window Combined W/Kitchen
6	Prim Bdrm	Main	7.13	x 4.21	Ensuite Bath Fireplace
7	2nd Br	Main	7.30	x 3.27	Closet Picture Window
8	Exercise	Main	6.46	x 2.59	W/O To Yard Hardwood Floor
9	3rd Br	Main	3.44	x 3.58	Window Ensuite Bath
10	Kitchen	Main	3.59	x 3.26	Tile Floor Window Separate Rm
11	Laundry	Main	4.92	x 2.71	Laundry Sink
12	4th Br	Main	6.77	x 3.59	3 Pc Ensuite Sauna W/O To Yard

Client Remks: Ravine! Outstanding Privacy! Absolutely Amazing House Located In The Sought After King City Area. Separate Entrance To In-Law Suite. 10Ft Ceiling, Oversized Covered Deck, High Quality Engineered Fl. Concrete Slab Foundation Provides Natural Cooling During The Summer. In-Law Apartment.No Bills For Municipal Water!5Mins To Hwy400!The Possibilities Are Endless! No Stairs! Must See 3D Virtual Tour! Don't Miss It!
Extras: Heat Source:Propane.Ceiling Insul 40R, Wall Insul 20R, Custom Energy-Efficient Windows Extras: 2 Fridges, 2 Dishwasher, Stove, Hood, Washer, Dryer.Excluded: Washer Lg, Window Cover In Master & Liv Rm, 3 Chand The Office Rm. Hwt Rental.
Brkage Remks: Offers Reviewed Oct 5 At 7.30Pm.Follow Covid-19 Showing Policy.Buyer/Buyer's Agent To Verify All Msrmnts/Taxes.Min 5% Deposit!!Form 801, Sch B.Property Is Sold As Is Where Is.

List: SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE Ph: 416-739-7200 Fax: 416-739-9367 EKATERINA KALASHNIKOVA, Salesperson 647-994-8577 Co-Op: CENTURY 21 HERITAGE GROUP LTD., BROKERAGE Amanda Lombardi, Salesperson	Contract Date: 9/12/2021 Expiry Date: 12/31/2021 Last Update: 10/07/2021	Sold Date: 10/05/2021 Closing Date: 12/07/2021 CB Comm: 2.5%+Hst+Thanks	Leased Terms: Original: \$1,950,000
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