

	<b>36 Crimson Crt</b> <b>Richmond Hill Ontario L4C0J5</b> Richmond Hill North Richvale York 349-20-T Taxes: \$5,789.96 / 2017 PI 65M2998 Lt23	List: <b>\$1,599,000</b> For: <b>Sale</b> SPIS: N Last Status: <b>New</b> DOM: 7
	Detached 2-Storey 27.39 x 120 Feet Irreg: Premium Pie 83 Ft Rear - Irregular Lot Dir/Cross St: Bathurst/Carville	Front On: E Acre: Rms: 6 + 2 Bedrooms: 3 Washrooms: 4 1x4, 2x2, 1x3

MLS#: N4095424 Sellers: Natalia And Aleksander Sirenko Contact After Exp: N  
 Holdover: 60 Possession: 30/60 Days Occup: Owner  
 PIN#: ARN#: 193806008357600

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcp-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> Attached / 2.0 <b>Drive Pk Spcs:</b> 2 <b>Tot Pk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.73	x 3.17	Hardwood Floor	Open Concept	Window
2	Family	Main	6.15	x 3.19	Hardwood Floor	O/Looks Backyard	Pot Lights
3	Kitchen	Main	3.29	x 2.67	Granite Counter	Stainless Steel Appl	Backsplash
4	Breakfast	Main	4.07	x 2.54	Porcelain Floor	W/O To Patio	Pantry
5	Master	2nd	6.09	x 3.48	W/I Closet	Hardwood Floor	5 Pc Bath
6	2nd Br	2nd	4.24	x 2.92	Hardwood Floor	Double Closet	Window
7	3rd Br	2nd	4.85	x 2.76	Hardwood Floor	Closet	Window
8	Media/Ent	Bsmt	7.87	x 4.57	Laminate	Pot Lights	2 Pc Bath
9	Rec	Bsmt	9.04	x 2.96	Laminate	Wet Bar	Above Grade Window

**Client Remks:** Beautiful House In A Prime Richmond Hill, Premium Pie Shape Lot, Cul-De-Sac, Very Bright, Completely Renovated, Spacious 3 Bedroom Home, Open Concept Gourmet Kitchen With Granit Countertops, Renovated Bathrooms. Finished Basement With Wet Bar, Washroom And 2 Entrances.5" Wide Engineered Hardwood Floor Throughout, Very Private Treed Backyard With Interlocking Patio, Sprinklers System, Great Neighbourhood, Close To Lebovic Centre, 3 Parks, Shops, Schools  
**Extras:** : S/S Fridge, Stove, B/I Micro, B/I Dw Osmosis Water Filtration System, Washer/Dryer, Elfs, All Wndw Covering , Custom Made Closets, Cac, Cvac. (Excl: Surround Sound Systems In Basement And Leaving Room, All Furniture In Basement)  
**Brkage Remks:** Please Email Offers To Nkonkine@Rogers.Com, Seller/Agent Do Not Warrant Basement Retrofit. Pls. Att. Sched B To Offer.

BEDFORD REALTY INC., BROKERAGE Ph: 416-927-9898 Fax: 416-946-1295  
 1 Bedford Rd #2001 Toronto M5R2B5  
 TATIANA A. KONKINA, Broker of Record 416-927-9898  
 NIKOLAI KONKINE, Salesperson 416-725-6081  
**Contract Date:** 4/12/2018 **Condition:** Ad: N  
**Expiry Date:** 9/11/2018 **Cond Expiry:** Escape:  
**Last Update:** 4/17/2018 **CB Comm:** 2.5% **Original:** \$1,599,000