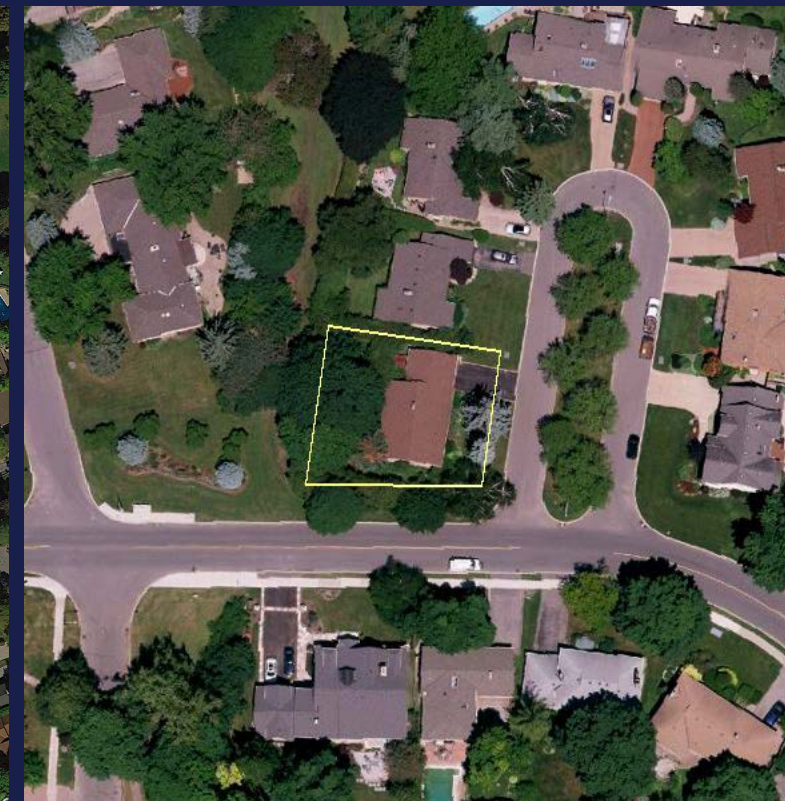
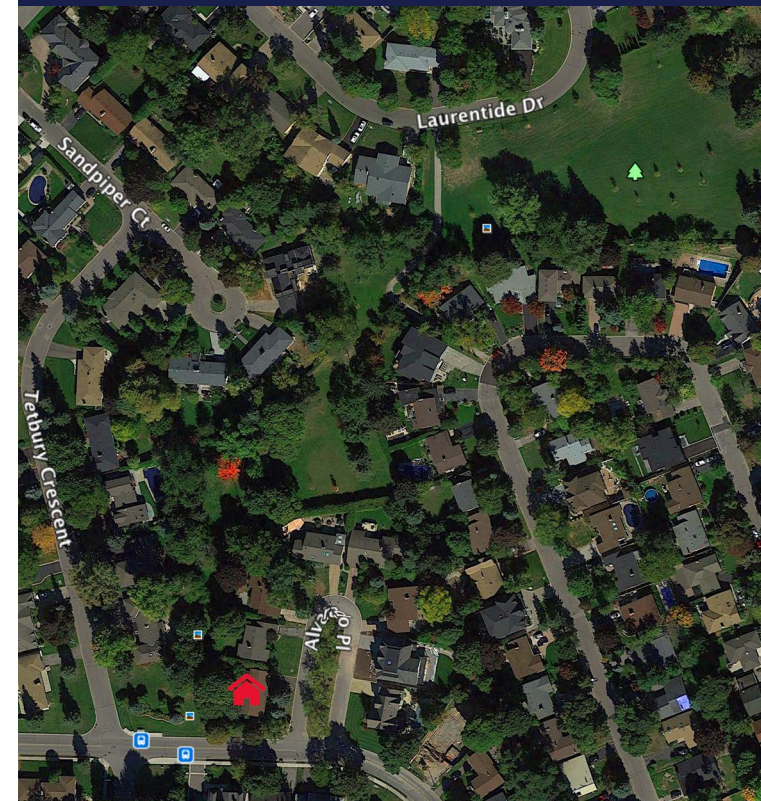


2 Alvarado Place



LOT SIZE: 78 x 100 Feet

BEDROOMS: 3+1

PARKING: Double car garage & 4 car parking

TAXES: \$6,507.31/2017

BATHROOMS: 1x4, 1x3

POSSESSION: Immediate/tba

Top 1% in Canada
for over 30 years*



Signature Realty
IND. OWNED & OPERATED BROKERAGE

Karen
MOLLARTEAM
BROKER

EXCEEDING YOUR EXPECTATIONS

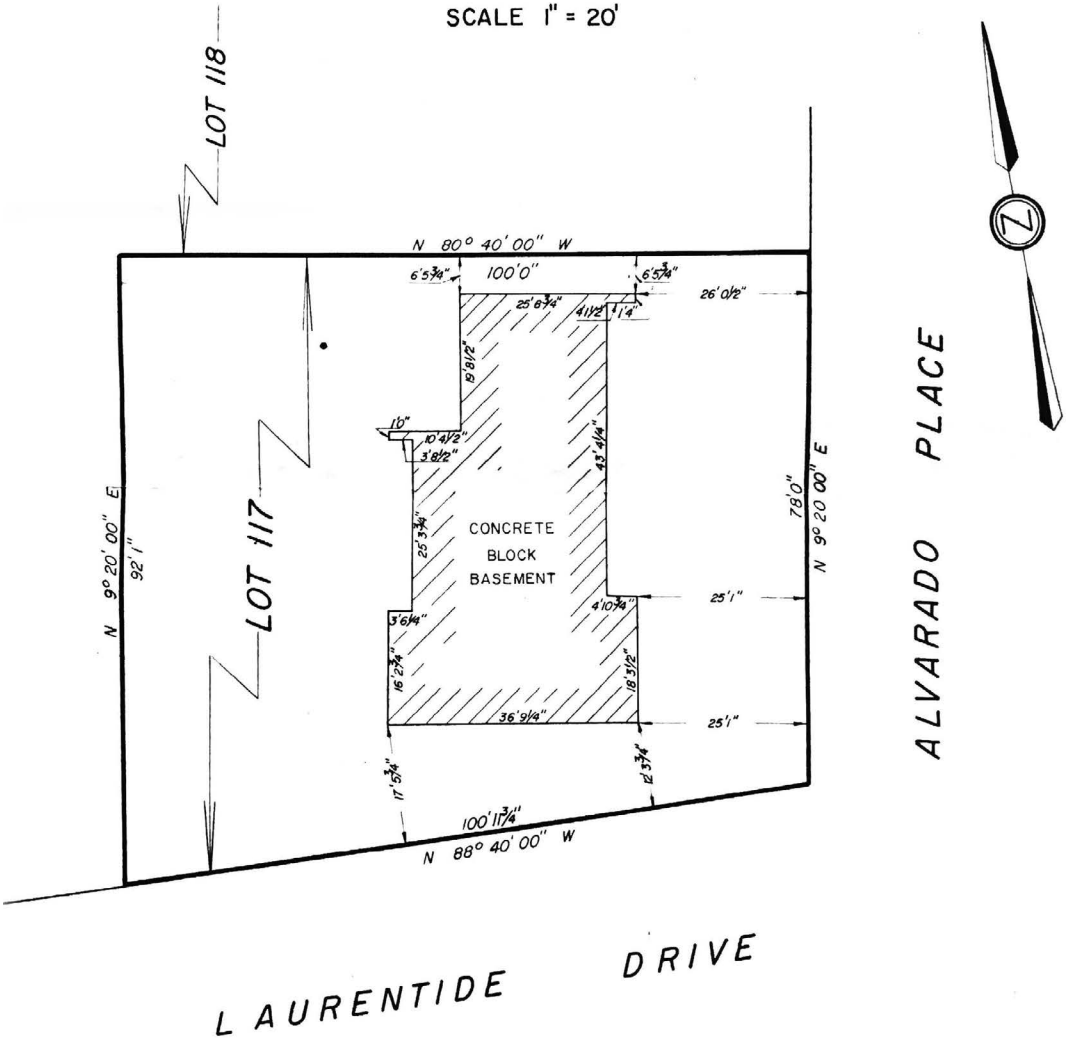
416.443.0300 • karenmillarteam.com • karen@karenmillar.com



Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

PLAN SHOWING LOT 117
REGISTERED PLAN 5112
TOWNSHIP OF NORTH YORK, COUNTY OF YORK

SCALE 1" = 20'



MARSHALL, MACKLIN and MONAGHAN

Per *S. L. Wick.*
Ontario Land Surveyor
Toronto, Ontario. Nov 12, 1957



Special Features

- Backs on to green space
- Furnace '08
- Central air conditioning
- 100 amp service
- Wood burning fireplace
- Updated main floor windows

Exterior

- Double car garage
- Four car parking
- Mature trees and shrubs
- Stone walkway

Foyer

- Slate flooring
- Double closet

Main Floor

- Hardwood flooring
- Linen closet

Living Room

- Hardwood flooring
- Large picture window
- Overlooks front garden
- Wood burning fireplace with stone surround
- Built-in bookshelves

Dining Room

- Sliding door walk-out to deck & garden
- Hardwood flooring

Kitchen

- Eat-in
- Moffat French door fridge
- Maytag built-in dishwasher
- Moffat stove
- Overlooks back garden
- Stainless steel double sink
- Broom closet

Master Bedroom

- Hardwood flooring under broadloom
- Double closet
- Overlooks back garden

Bedroom

- Hardwood flooring
- Double closet
- Overlooks side garden

Bedroom

- Hardwood flooring under broadloom
- Double closet
- Overlooks front garden

4 Piece Bathroom

- Ceramic tile flooring
- Mirrored storage cabinet

Lower Level

Recreation Room

- Paneled walls
- Above-ground windows
- Broadloom

Bedroom

- Broadloom
- Wall-to-wall closet
- Paneled walls
- Above-ground window

Games Room

- Built-in shelving

3 Piece Bathroom

- Walk-in shower

Laundry/Utility Room

- Kenmore washer
- Maytag dryer
- Storage under the stairs
- Large above-ground window

Backyard

- Garden shed
- Backs on to green space
- Access to Garage
- Raised wooden deck
- Interlocking patio
- Fenced yard
- Mature trees and shrubs