

	419 Balliol St	Sold: \$646,000
	Toronto, Ontario M4S1E1 C10 7--5	List: \$669,000
	Plan M5 Pt Lot 61	97 % List
	SPIS:	DOM: 23 Taxes: \$4,900/2002 Last Status: Sld
Triplex	Fronting On: S	Rooms: 17+1
2-Storey	Acreage:	Bedrooms: 7
Dir/Cross St:	Mt Pleasant	Washrooms: 3
Lot:	30.5X175.4 Feet	3x4
Lot Irreg:		

MLS#: C211051 **Seller: Margaret Aitchison** **Holdover: 120**
PIN#:

Kitchens: 3	Exterior: Brick	Zoning:
Fam Rm: N		Cable TV: Hydro:
Basement: Apartment	Gar Type/Spaces: Detached/3	Gas: Phone:
Fireplace/Stv: N	Drive: Mutual	Water: Municipal
Heat: Gas	UFFI:	Water Supply:
Radiant	Pool: None	Sewers: Sewers
CAC: Y		Spec Desig: Unknown
Apx Age: 16-30		Farm/Agr:
Apx Sqft: 3000-3500		
Assessment:		

<u># Room</u>	<u>Level</u>	<u>Dimensions (m)</u>
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Rar Opportunity To Purchase A Detached Original Triplex On Deep South Facing Lot -2nd Floor Unit Is Vacant And Available For Purchaser's Immediate Occupancy! 3rd Floor Is Leased On Month To Month @ \$1700 Monthly /Lower Unit Is Leased Month To Month @ \$900 Less \$150
3 Fridges, 3 Stoves, 3 Dishwashers, Washer/Dryer.
Lock Box On Property

Mortgage		Other Encumbrances	
Amt: \$0	Int%:	Amt:	Int%
Payment:	Incl:	Payment:	Incl:
Freq:	Maturity Date:	Freq:	Maturity Date:
Lender:		Lender:	

Contract Date: 3/2/2003 **List:** [GILLEN, K.P., & CO. REALTY LIM](#) 416-964-9460 **Fax:** 416-964-7728
Expiry Date: 5/31/2003 [KEVIN GILLEN P](#) 416-964-9441
Sold Date: 3/25/2003 **Co-Op:** [SLAVENS, PAUL, REAL ESTATE INC.](#) **CB Comm: 2.5%**
Closing Date: 5/1/2003 [Tracy Suzanne Selver](#)
Last Update: 3/26/2003 **Leased Terms:**
Original Price: \$669,000 **Comments:**