

**Prepared by SUSAN LANCASTER, Broker**  
**ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE**  
 5055 Plantation Place, Mississauga, ON L5M6J3  
 905-828-1122  
 11/13/2009 4:55:58 PM



**4031 Taffey Cres** **Sold: \$304,800**  
 Mississauga, Ontario L5L2A6 W16 465-33-K **List: \$329,900**  
 Plt65 Plm118 43R4533 **92 % List**  
**SPIS: N** **DOM: 59** **Taxes: \$2,744.96/2009** **Last Status: Sld**

Semi-Detached **Fronting On: S** **Rooms: 6+3**  
 Bungalow-Raised **Acreage:** **Bedrooms: 3**  
**Dir/Cross St: Folkway/Winston Church Hill** **Washrooms: 2**  
**Lot: 30X125 Feet** **Irreg:** **1x4xMain,**  
**1x3xBsmt**

**MLS#: W1700519** **Contact After Exp: N** **Holdover: 90**  
**PIN#:** **Occupancy: Owner**

**Kitchens: 1 + 1**  
**Fam Rm: N**  
**Basement: Fin W/O**  
 Sep Entrance  
**Fireplace/Stv: Y**  
**Heat: Gas**  
 Forced Air  
**CAC: Y Central Vac:**  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:**  
**Addl Mo Fee:**  
**Elevator: Laundry Lev:**

**Exterior: Brick**  
 Wood  
**Drive: Private**  
**GarType/Spaces: Built-In/1**  
**Parking Spaces: 2**  
**UFFI:**  
**Pool: None**

**Zoning:**  
**Cable TV: Hydro:**  
**Gas: Phone:**  
**Water: Municipal**  
**Water Supply:**  
**Sewers: Sewers**  
**Spec Desig: Unknown**  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**

# Room	Level	Dimensions (ft)			
1 Living	Main	10.70 x 10.66	Parquet Floor	Picture Window	Combined W/Dining
2 Dining	Main	10.70 x 10.66	Parquet Floor	Combined W/Living	
3 Kitchen	Main	15.75 x 7.61	Bay Window	Eat-In Kitchen	
4 Master	Main	14.93 x 10.66	Bay Window	Large Closet	Broadloom
5 2nd Br	Main	12.17 x 9.35	Window	Closet	Broadloom
6 3rd Br	Main	10.83 x 9.02	Window	Closet	Laminate
7 Rec	Lower	12.99 x 10.99	Broadloom		
8 Rec	Lower	10.99 x 8.01	Broadloom	Walk-Out	
9 Rec	Lower	10.99 x 8.01	Broadloom		

**Remarks For Clients:** A Gorgeous Raised Bungalow In 'Pheasant Run' Area Backing On Trail. Sep Entrance To Walk-Out Lower Level. Bright Family Size Kitchen W/Bay Window(07), Garage Access To House. Lower Level Suitable For In-Law Suite. Steps To Schools, Parks, Shopping, Hwys, Transit.  
**Extras:** Two Fridges, Two Stoves, B/I Dishwasher (As Is), Washer, Elfs. Furnace(07), Cac(07), Gdo(07), Window Coverings. Vendor & Agent Do Not Warrant Retrofit Status And Legality Of Bsmt Apartment. Buyer To Verify All Measurements.

**Mortgage Comments:**

**List: HOMELIFE NEW WORLD REALTY INC., BROKERAGE**  
**Co-Op: ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE**  
 Susan Lancaster, Broker  
**Contract Date: 9/8/2009** **Sold Date: 11/6/2009** **Leased Terms:**  
**Expiry Date: 2/28/2010** **Closing Date: 12/10/2009** **Original Price: \$349,900**  
**Last Update: 11/9/2009**