Prepared by SUSAN LANCASTER, Broker
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE
5055 Plantation Place, Mississauga, ON L5M6J3
905-828-1122
12/14/2009 2:42:32 PM

617 Twain Ave N **Sold:**
Mississauga, Ontario L5W1M1 W19 459-41-A **List:** $399.900
Plan M1452 Lot 179
SPIS: N **DOM:** 5 **Taxes:** $3,549.23/2009 **Last Status:** Sld

Detached **Fronting On:** N **Rooms:** 5+2
Bungalow-Raised **Acreage:** **Bedrooms:** 2+1
Dir/Cross St: Derry/Mclaughlin **Washrooms:** 2
Lot: 39.37X104.99 Feet **Irreg:** 1x4xMain, 1x4xLower

MLS#: W1712701 **Seller:** **Contact After Exp:** N **Holdover:** 90
PIN#: **Occupancy:** Owner

Kitchens:	1	**Exterior:**	Brick	**Zoning:**	Residential
Fam Rm:	Y			**Cable TV:**	Y **Hydro:** Y
Basement:	Finished	**Drive:**	Private	**Gas:**	Y **Phone:** Y
	Sep Entrance	**GarType/Spaces:**	Built-In/2	**Water:**	Municipal
Fireplace/Stv:	N	**Parking Spaces:**	4	**Water Supply:**	Unknown
Heat:	Gas	**UFFI:**	No	**Sewers:**	Sewers
	Forced Air	**Pool:**	None	**Spec Desig:**	Unknown
CAC:	Y **Central Vac:** N	Arts Centre		**Farm/Agr:**	
Apx Age:	6-15	Hospital		**Waterfront:**	None
Apx Sqft:	1500-2000	Library		**Retirement:**	N
Assessment:		Place Of Worship			Garden Shed
Addl Mo Fee:		Public Transit			
Elevator:	N **Laundry Lev:** Lower	School			

#	Room	Level	Dimensions (ft)			
1	Living	Main	16.99 x 12.50	Combined W/Dining	Hardwood Floor	Open Concept
2	Dining	Main	16.99 x 12.50	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	19.42 x 8.60	Ceramic Floor	W/O To Yard	Open Concept
4	Master	Main	12.99 x 11.97	Hardwood Floor	Closet	Window
5	2nd Br	Main	11.19 x 7.97	Hardwood Floor	Closet	Window
6	Br	Lower	10.99 x 10.01	Laminate	Closet	Window
7	Family	Lower	28.51 x 12.01	Laminate	Above Grade Window	Walk-Out
8	Rec	Lower	14.21 x 11.19	Laminate	Above Grade Window	W/O To Garage

Remarks For Clients: Exceptionally Cared For By Original Owners, 8 Year Old Open Concept 3 Bdrm Raised Bungalow. Thousands Spent In Upgds. Bring Your Furniture And Just Move In. Mint Condition. Ceramic & Hardwood Flrs Throughout. 9 Ft Ceiling In Upper Level. 10 Ft In Lower Level. Lower Level Completely Finished With W/O To Garage And Side Entrance. Close To 407/401/Hwy.10/Schools, Transportation At Doorstep, Shopping Places Of Worship, Parks. This Home Has It All.

Extras: All Elfs, Window Coverings, Egdo(2), Alarm System Can Be Assumed For $28/Monthly. All Appliances Including Microwave Are Negotiable.

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Mortgage Comments: Treat As Clear

List: CENTURY 21 MILLENNIUM INC., BROKERAGE

Co-Op: ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE
Susan Lancaster, Broker

Contract Date: 9/25/2009 **Sold Date:** 9/30/2009 **Leased Terms:**
Expiry Date: 12/28/2009 **Closing Date:** 11/30/2009 **Original Price:**
Last Update: 10/2/2009

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