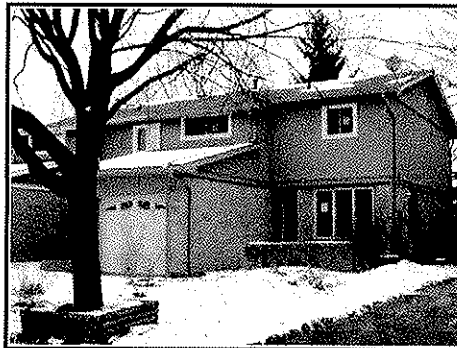


**Prepared by SUSAN LANCASTER, Broker  
ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE**

5055 Plantation Place, Mississauga, ON L5M6J3

905-828-1122

9/8/2009 4:03:43 PM



**3339 Martin's Pine Cres** **Sold: \$294,000**  
 Mississauga, Ontario L5L1G3 W16 472-34-L List: \$317,000  
 PI 938 Pt Lt 327 Rp 43R742 Parts 9,10 93 % List  
 SPIS: N DOM: 73 Taxes: \$2,866.29/2008 Last Status: Sld

Semi-Detached Fronting On: E Rooms: 7+2  
 2-Storey Acreage: Bedrooms: 4  
 Dir/Cross St: Glen Erin/Council Rg Washrooms: 2  
 Lot: 30X150 Feet Irreg: 1x4x2nd,  
1x2xGround

MLS#: W1540067 Seller: Contact After Exp: N Holdover: 30  
 PIN#: Occupancy: Vacant

|                                                                                                                                                                                                            |                                                                                                                         |                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Kitchens: 1<br>Fam Rm: N<br>Basement: Finished<br><br>Fireplace/Stv: Y<br>Heat: Gas<br>Forced Air<br>CAC: N Central Vac:<br>Apx Age:<br>Apx Sqft:<br>Assessment:<br>Addl Mo Fee:<br>Elevator: Laundry Lev: | Exterior: Brick<br>Wood<br>Drive: Private<br>GarType/Spaces: Attached/1<br>Parking Spaces: 3<br>UFFI:<br>Pool: Inground | Zoning:<br>Cable TV: Hydro:<br>Gas: Phone:<br>Water: Municipal<br>Water Supply:<br>Sewers: Sewers<br>Spec Desig: Unknown<br>Farm/Agr:<br>Waterfront:<br>Retirement: |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # Room    | Level  | Dimensions (ft) |                      |                  |                |
|-----------|--------|-----------------|----------------------|------------------|----------------|
| 1 Living  | Ground | 13.48 x 10.50   | Parquet Floor        | W/O To Pool      |                |
| 2 Dining  | Ground | 12.17 x 9.88    | Parquet Floor        | Window           |                |
| 3 Kitchen | Ground | 19.39 x 7.97    | Renovated            | Ceramic Floor    | Breakfast Area |
| 4 Master  | 2nd    | 13.52 x 11.75   | Parquet Floor        | His/Hers Closets | Walk-Thru      |
| 5 2nd Br  | 2nd    | 11.48 x 10.50   | Parquet Floor        | Large Closet     |                |
| 6 3rd Br  | 2nd    | 11.48 x 8.99    | Parquet Floor        | Large Closet     |                |
| 7 4th Br  | 2nd    | 10.50 x 8.99    | Parquet Floor        | Large Closet     |                |
| 8 Rec     | Bsmt   | 14.17 x 12.99   | Floor/Ceil Fireplace | Broadloom        |                |
| 9 Games   | Bsmt   | x               |                      |                  |                |

**Remarks For Clients:** Spacious 4 Bdrm Semi With Inground Pool!! Renovated Kitchen With Side Door. Finished Basement With Fireplace. Inground Pool In Deep Yard. On A Quiet Crescent In A Great Neighbourhood - Walk To Schools.  
**Extras:** In As Is Condition - Roof,Furnace,Soffits,Eaves Upstairs Windows All Recent. Upgraded Ceramics Thru Kitchen And Foyer.  
**Remarks for Brokerages:** All Offers Must Be Irrevocable For 5 Banking Days. Please Use Schedule B And Addendum To Offer Attached. Call La Before Typing Offers.

**Mortgage Comments:**

List: RE/MAX REALTY SPECIALISTS INC., BROKERAGE  
 Co-Op: ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE CB Comm: 2.25%  
 Dennis V. Eldjarnson, Salesperson ; Susan Lancaster, Broker  
 Contract Date: 1/12/2009 Sold Date: 3/26/2009 Leased Terms:  
 Expiry Date: 4/12/2009 Closing Date: 4/17/2009 Original Price: \$346,000  
 Last Update: 3/29/2009