

Prepared by: KRISTINE MILBURY SEARLE, Salesperson and ARLENE LEE MILBURY, Salesperson  
RE/MAX ALL-STARS REALTY INC., BROKERAGE  
5071 Highway 7 East #5, Unionville, ON L3R1N3 905-477-0011

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#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	10 Sunshine Dr		Richmond Hill	\$699,900.00	3	3	Slid	N3729349



**10 Sunshine Dr** **Sold: \$728,000**  
**Richmond Hill Ontario L4C8K5** **List: \$699,900**  
 Richmond Hill Observatory York 349-22-T  
 Taxes: \$3,830.00 / 2107 For: Sale % Dif: 104  
 SPIS: N Last Status: Sld  
 Pcl 187-22 Sec65M2346; Pt Blk 187 Pl 65M2346 \* **DOM: 9**

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Att/Row/Townhouse **Fronting On: W** **Rms: 6 + 1**  
 2-Storey **Acreage:** **Bedrooms: 3**  
 Irreg: \*Pt 33 65R8896; S/T **Lot: 20.01 x 0 Feet** **Washrms: 3**  
 Lt282450; \* 1x2xMain, 1x4x2nd, 1x3xBsmt  
**Dir/Cross St: Yonge & 16th Ave**

**MLS#:** N3729349 **Seller:** Jeffrey Charles Robinson & Dilys Vidya Robinson **Occupancy:** Owner  
**PIN#:** **ARN#:** **Contact After Exp:** N  
**Holdover:** 60

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> *Richmond Hill
<b>Fam Rm:</b> N	<b>Drive:</b> Private	<b>Cable TV:</b> <b>Hydro:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Attached / 1.0	<b>Gas:</b> <b>Phone:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Pk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Pk Spcs:</b>	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b> Fenced Yard,	<b>Retirement:</b>
<b>Apx Sqft:</b>	Grnbelt/Conserv, Park, Public Transit, School	<b>Farm/Agr:</b>
<b>Assessment:</b>		<b>Oth Struct:</b>
<b>POTL:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.74	x 7.90	Laminate	Backsplash	Eat-In Kitchen
2	Living	Main	22.50	x 10.50	Laminate	Combined W/Dining	
3	Dining	Main	22.50	x 10.50	L-Shaped Room	Combined W/Living	Window
4	Master	2nd	13.42	x 10.17	Semi Ensuite	Broadloom	Large Closet
5	2nd Br	2nd	11.32	x 9.91	Broadloom	Closet	Window
6	3rd Br	2nd	11.51	x 8.82	Broadloom	Closet	Window
7	Rec	Bsmt	20.57	x 11.58	Laminate	Pot Lights	3 Pc Bath

**Client Remks:** High Demand Location! Sought After Richmond Hill Community. Beautiful Home Situated On A Quiet Street. Fabulous Freehold Townhouse With Many Updates & Upgrades. Bright & Meticulously Maintained. Large Eat-In Kitchen With Updated Cabinets, Laminate Flooring & Custom Backsplash. Spacious Combined Lr & Dr W/ Laminate Flooring & Bay Window. 3 Great Sized Bedrooms. Professionally Finished Basement W/ Rec Room W/ Laminate & Potlights + 3 Piece Bath.

**Extras:** Whirlpool S/S Stove, Inglis B/I D/W, Frigidaire Refrigerator, Hood Fan. Washer & Dryer. All Elfs, All Window Coverings. Gb&E & Cac. Hwt (Rental). Gdo & Remote. Plan Of Survey Available. Easy Access To Hwy 407 & 404 And The Gta.

**Brkage Remks:** Lovely 3 Bedroom, 2.5 Bath Home. Prime Location-Yonge & 16th Ave. Walk To Yonge St, Transit, Hillcrest Mall, All Amenities, Parks, Etc. Email Any Offers To Kris@Leeandkris.Ca Include Sched B & Form 801.

**List:** RE/MAX ALL-STARS REALTY INC., BROKERAGE **Ph:** 905-477-0011 **Fax:** 905-477-6839  
 KRISTINE MILBURY SEARLE, Salesperson 416-995-8238 ARLENE LEE MILBURY, Salesperson 905-477-0011  
**Co-Op:** HOMELIFE/BAYVIEW REALTY INC., BROKERAGE  
 Mona Bahman Bassily, Salesperson  
**Contract Date:** 3/14/2017 **Sold Date:** 3/23/2017 **Leased Terms:**  
**Expiry Date:** 6/30/2017 **Closing Date:** 6/27/2017 **Original:** \$699,900  
**Last Update:** 3/27/2017 **CB Comm:** 2.25% + Hst