



**3404 Grand Forks Rd** **List: \$849,900 For: Sale**  
**Mississauga Ontario L4Y3M9**  
 Mississauga Applewood Peel 473-45-L  
**SPIS: N** **Taxes: \$5,300.43 / 2013** **DOM: 28**

Detached **Front On: W** **Rms: 10**  
 Backsplit 4 **Acre:** **Bedrooms: 3 + 1**  
**Washrooms: 3**  
 1x4, 2x3

**Lot: 56 x 150 Feet Irreg:**  
**Dir/Cross St: Bloor/Grand Forks**

**MLS#: W3024412** **Contract Date: 9/17/2014** **Possession: 10/15/2014** **PIN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Garage:</b> Attached / 2.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Park Spaces:</b> 4	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>UFFI:</b> No	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Pool:</b> None	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Energy Cert:</b>	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Cert Level:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b>	<b>GreenPIS:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>Prop Feat:</b> Grnbelt/Conserv, Park,	<b>Farm/Agr:</b>
<b>Add Mo Fee:</b>	Public Transit, Ravine, River/Stream	<b>Waterfront:</b>
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b>		<b>Oth Struct:</b> Garden Shed
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.77	x 3.96	Hardwood Floor	Picture Window	Gas Fireplace
2	Dining	Main	3.33	x 3.13	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	3.58	x 3.02	Stainless Steel Appl	Modern Kitchen	W/O To Deck
4	Breakfast	Main	3.02	x 2.77	Combined W/Kitchen	Eat-In Kitchen	
5	Family	Lower	8.08	x 3.89	Hardwood Floor	Gas Fireplace	W/O To Deck
6	Master	Upper	3.71	x 3.63	Hardwood Floor	Double Closet	Ensuite Bath
7	Br	Upper	3.66	x 3.50	Hardwood Floor	Double Closet	
8	Br	Upper	3.55	x 2.18	Hardwood Floor	Double Closet	W/W Closet
9	Br	Lower	3.55	x 3.33	Hardwood Floor	Closet	
10	Rec	Bsmt	8.00	x 3.90	Laminate	B/I Closet	B/I Bar

**Client Remks:** Exceptional Opportunity To Move In This Shipp-Built Backsplit Is Located In Desirable Applewood Hills And Situated On A Great 56 X 150 Lot Backing Onto A Park And Etobicoke Creek With Professionally Landscaped Front And Back Yards! This Home With Great Features And Numerous Upgrades Boasts 3 + 1 Bedrooms, Updated Kitchen With Stainless Steel Appliances And A Walkout Onto A Multilevel Deck, Two-Car Garage, Three Velux Skylights, Sprinkler And Security Sys.

**Extras:** S/S Fridge, Stove, Microwave, B/I Dishwasher, Washer, Dryer, Two New A/C Units, All Elfs, Window Coverings, Sprinkler And Security Systems, Hot Tub, In-Wall Wiring For Surround Sound In The Basement, Wet Bar, Built-In Closet Organizer.

**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY, BROKERAGE **Ph:** 416-572-1016