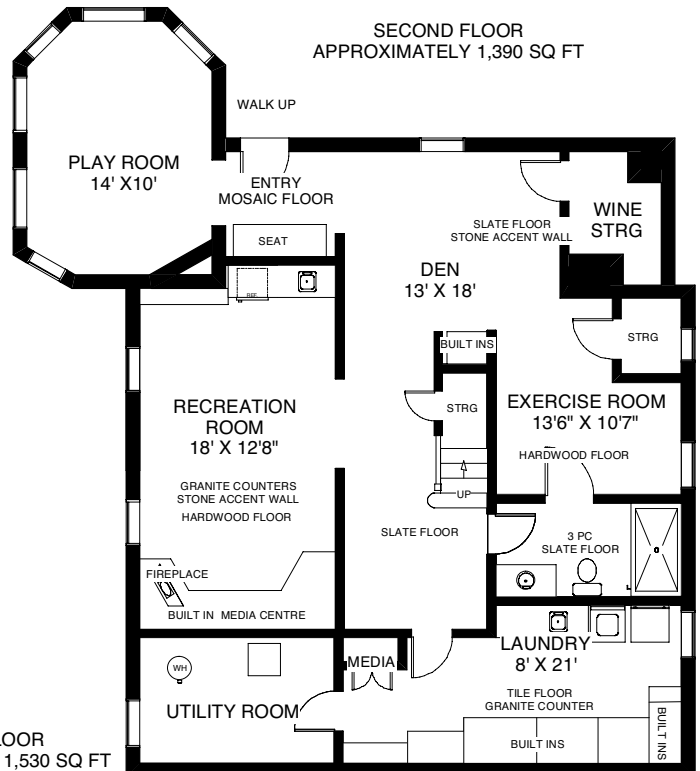
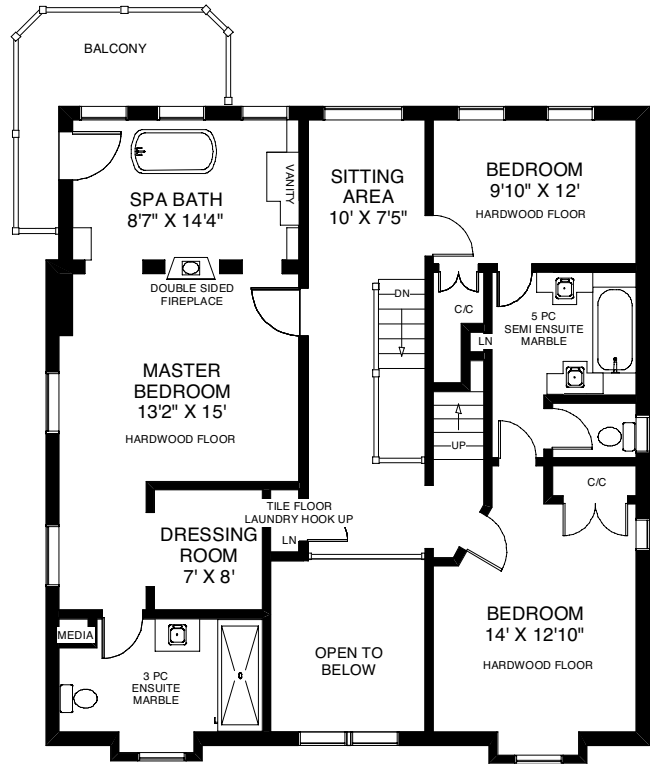
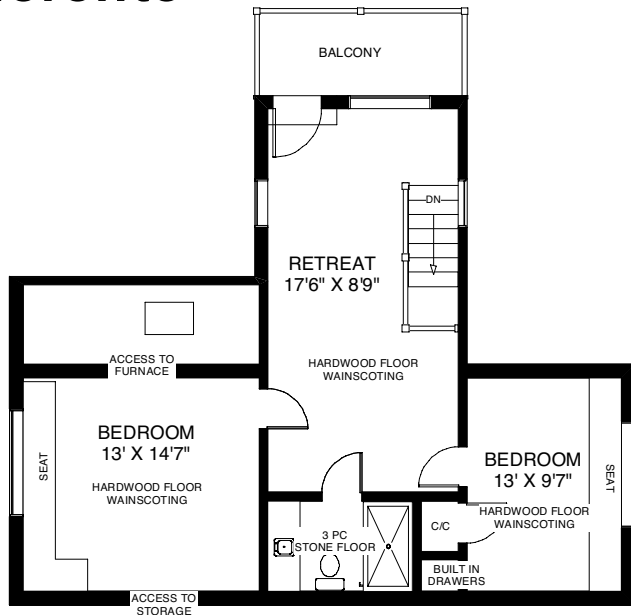


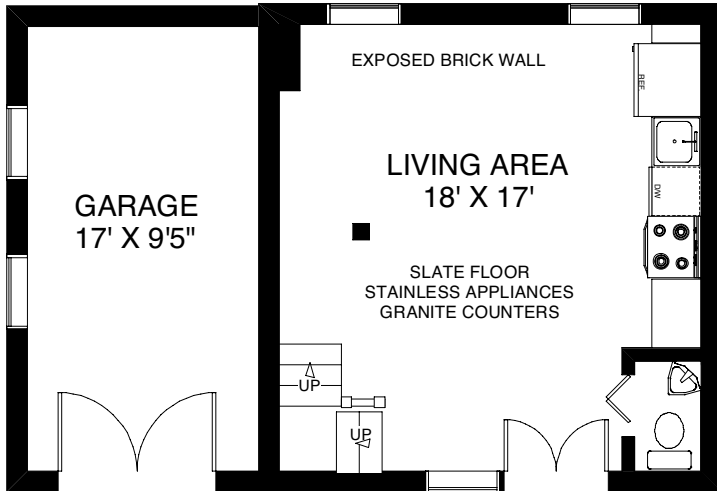
74 Indian Grove, Toronto

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

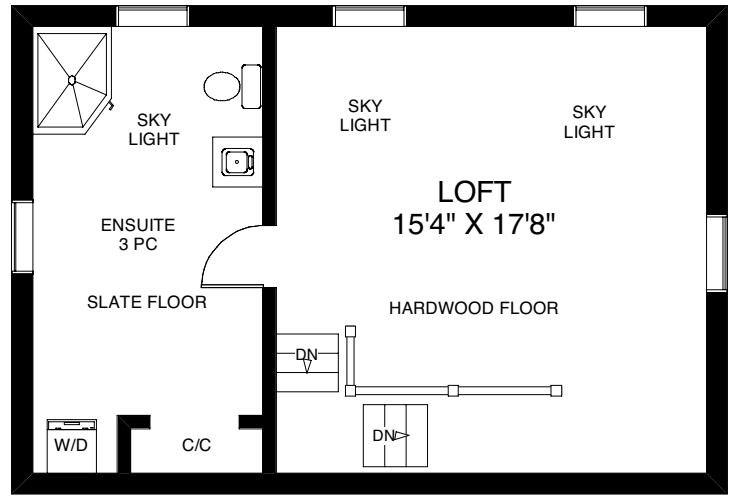




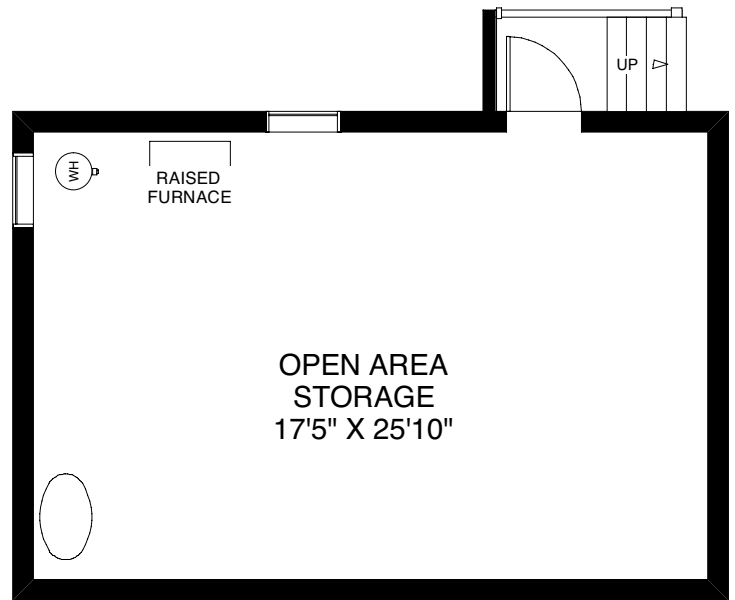
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MAIN FLOOR



SECOND FLOOR



LOWER FLOOR

74 Indian Grove

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.



| | | |
|---|--|--|
| Taxes 2012: \$11,490.85 | Approx Sq Ft. 5,550 Main House (includes lower level) | Possession: 90 - 120 days / TBA |
| Bedrooms: 5 + 1 in pool house | Lot size: 56' x 154.00' | #Baths: 5 + 2 |
| Kitchens: 2 (Main house & pool house) | | |
| Parking: Detached 1 car garage and private gated driveway parking for 6 cars. | | |
| Garage / Coach/Pool House: 1500 square feet including full unfinished storage in basement | | |
| Inclusions: Stainless steel kitchen appliances include: 48" Liebherr fridge, 2 General Electric monogram beverage fridges, Dacor 6 burner gas range & oven, Dacor warming drawer, built-in Dacor microwave, built-in Miele dishwasher, built-in Miele coffee and cappuccino system, Miele washer & dryer, window coverings throughout, all electric light fixtures, central vacuum & equipment. Kitchen Appliances in coach house including fridge, gas stove, dishwasher as well as all electric light fixtures and window coverings, remote control for gate. Video surveillance & home security system (buyer to assume monitoring contract), 750 bottle wine cellar, built-in speakers, ipod docking stations in closets with remote controls, retractable 80 inch screen & projector with surround sound. | | |
| Exclusions: Stained glass in master bathroom | | |

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.