



**3+1 BEDROOMS**  
**3 BATHROOMS**

**\$1**

**22 Sanderson Rd**  
**Toronto, ON M9V 1C7**



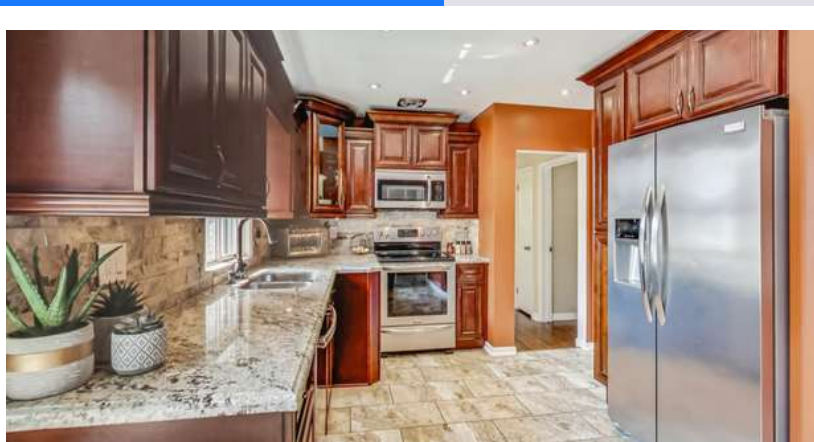
[www.mariodanielsconza.com](http://www.mariodanielsconza.com)



**416-760-0306**

**FOR SALE**

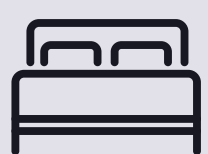
**22 Sanderson Rd**



**ABOUT THE PROPERTY**

Best Location Of Thistletown in Etobicoke!! HUGE Premium Lot 50 x 218 ft!!! Extremely Rare Opportunity! Meticulously Well Designed 3+1 Bedrm Bungalow, Renovated Modern Kitchen with Custom Cabinetry, Granite Counters, Backsplash, S/S Appls, Pantry, S/S Undermount Sink, Under Cabinet Lighting & Pot Lights. Spacious Open Concept Living Rm & Dining Rm with Wood Floors, Crown Moulding & Large Picture Window Overlooking Front Yard. Lots of Natural Sunlight. Separate Entrance to Finished Basement with 4th Bdrm, Great Room, 3 Pce Bthrm, Rough In Kitchen & Utility Rm. Surrounded By Ravine & Parks! One Of A Kind Huge Fenced Backyard with Mature Trees! A Wonderful Safe Family Oriented Neighbourhood. Enjoy Convenience of 2 Driveways, One of Which Goes All the Way to the Backyard with Portable 2nd Garage. Large Patio. Ample Parking for 6 Cars. Fenced Yard. Shed. Walk To Scenic Hiking Trails Along The Humber River This Beautiful Home is Located Steps Away from West Humber Parkland, Summerlea Park, Humber Valley Golf Course. **MAKE AN OFFER....** Seller reserves the right to accept or reject any & all offers irrespective of price and/or closing date.

**PROPERTY DETAILS**



3+1 Bedrooms



3 Bathrooms



6 Parking Spaces

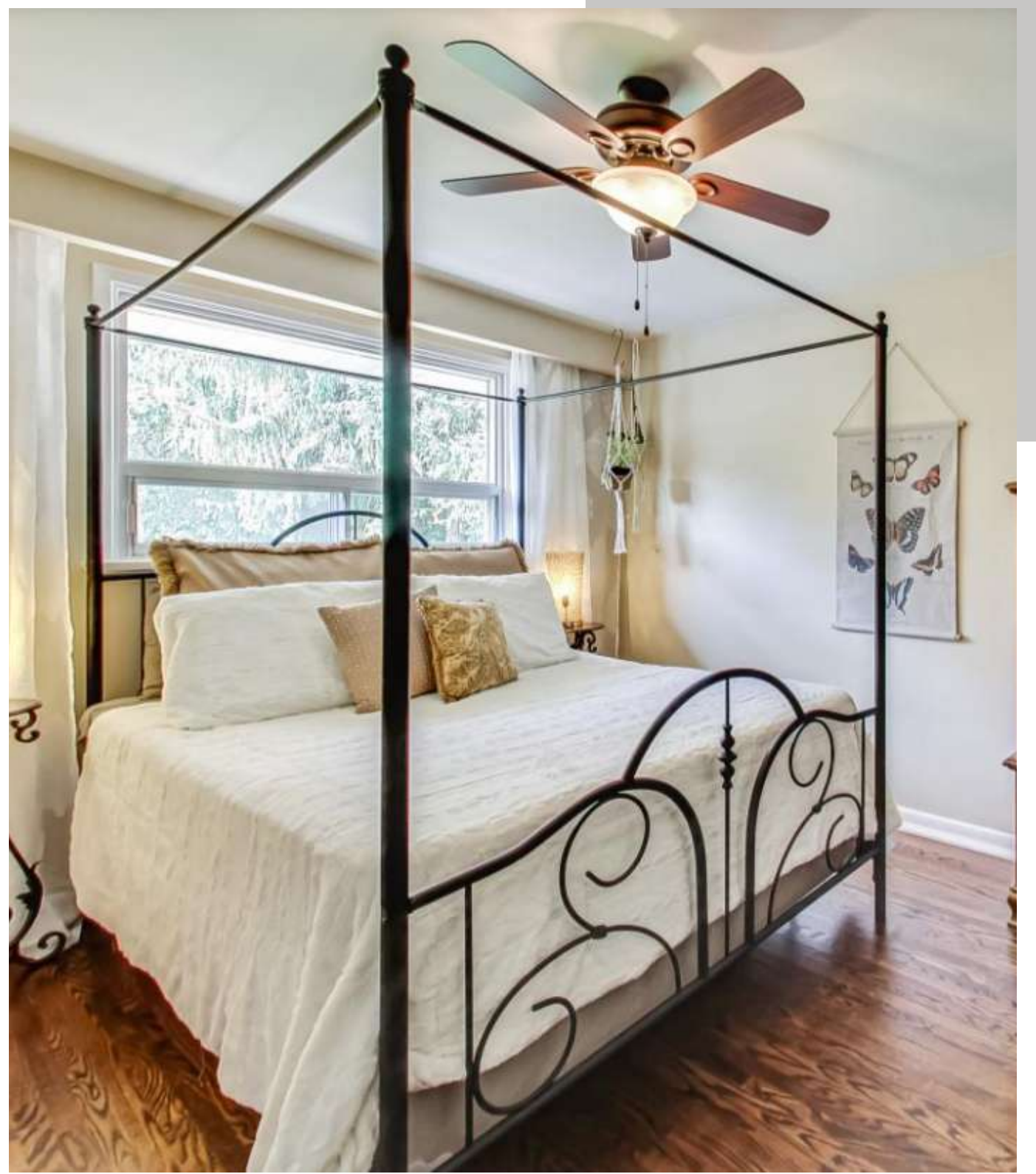
**Call or Text**



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## 27 QUICK AND EASY FIX UPS TO SELL YOUR HOME FAST AND FOR TOP DOLLAR

Because your home may well be your largest asset, selling it is probably one of the most important decisions you will make in your life. And once you have made that decision, you'll want to sell your home for the highest price in the shortest time possible without compromising your sanity. Before you place your home on the market, here's a way to help you to be as prepared as possible. To assist homesellers, a new industry report has just been released called "27 Valuable Tips That You Should Know to Get Your Home Sold Fast and for Top Dollar." It tackles the important issues you need to know to make your home competitive in today's tough, aggressive marketplace. Through these 27 tips you will discover how to protect and capitalize on your most important investment, reduce stress, be in control of your situation, and make the best profit possible. **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1023. Get your free special report NOW.**

## BUYER BEWARE: 13 EXTRA COSTS TO BE AWARE OF BEFORE BUYING A HOME

Whether you're looking to buy your first home, or trading up to a larger one, there are many costs - on top of the purchase price - that you must figure into your calculation of affordability. These extra fees, such as taxes and other additional costs, could surprise you with an unwanted financial nightmare on closing day if you're not informed and prepared. To help homebuyers understand what these extra costs are, and in what situations they may apply, a free industry report has been prepared called "13 Extra Costs to Be Aware of Before Buying a Home." **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1008. Get your free special report NOW to make sure you're budgeting properly for your next move.**

## 6 COSTLY MISTAKES TO AVOID BEFORE BUYING A HOME

A new report has just been released which identifies the 6 most common and costly mistakes that homebuyers make before buying a home. In answer to this issue, Industry Insiders have prepared a FREE special report entitled "6 Things You Must Know Before You Buy". Having the right information before hand can undoubtedly make a major difference in this critical negotiation. **To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-369-9973 and enter 1004. Get your free special report NOW to find out what you need to know before you buy a home.**

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## 27 Quick and Easy Fix Ups to Sell Your Home Fast and for Top Dollar



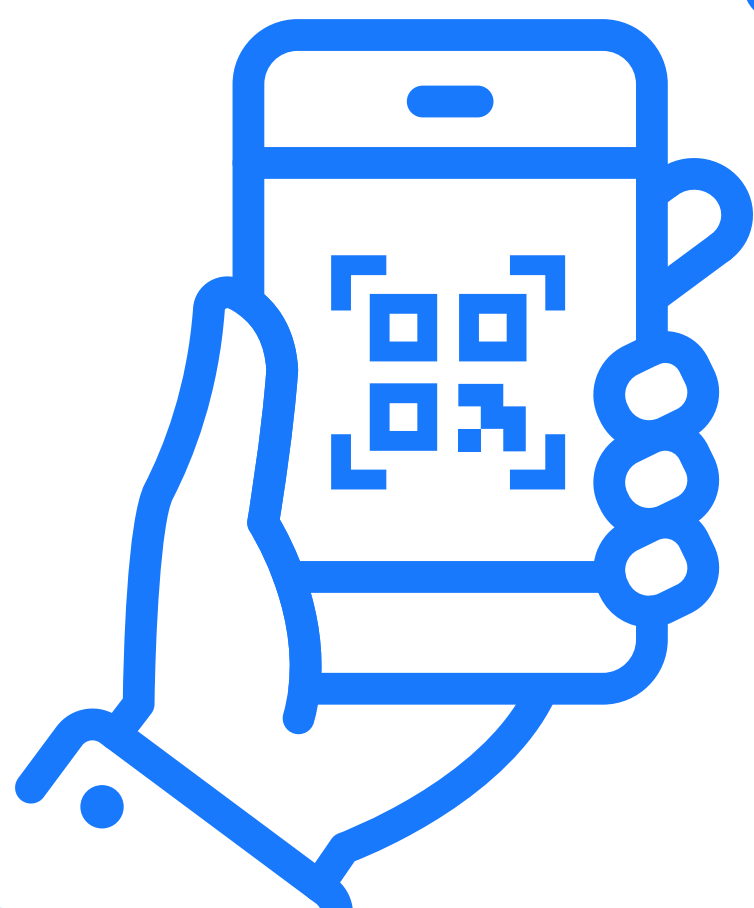
## BUYER BEWARE: 13 Extra Costs to be Aware of Before Buying a Home



## 6 Costly Mistakes to Avoid Before Buying a Home



SCAN QR CODE!





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