


**Prepared by PETER ZAND-KARIMI, Salesperson
HOMELIFE/LANDMARK REALTY INC., BROKERAGE**

75 The Donway West, Suite #708, Toronto, ON M3C2E9
416-386-1200
3/16/2009

	8 Hornsell Circ		\$394,900 For Sale			
	Ajax, Ontario L1T0G4 E14 259-13-M Lot 100 Plan 40M2323 SPIS: N		Taxes: \$5,200/2008 Last Status: New			
Detached		Fronting On: S	Rooms: 11			
2-Storey		Acreage: Bedr	Rooms: 4			
Dir/Cross St: Salem/Rosland			Washrooms: 3			
Lot: 58X85.8 Feet		Irreg: As Per Survey / Corner Lot	1x2xMain, 1x4x2nd, 1x4x2nd			
MLS#: E1579100		Seller: Sunita Persaud & Pierre Jabbour		Contact After Exp: N		
Open House:		From: To:	DOM: 1	Holdover: 180		
Open House Notes:				Occup: Owner Possession: 30-60 Days Tbd PIN#:		
Kitchens: 1		Exterior: Brick	Zoning:			
Fam Rm: Y		Stone	Cable TV: A	Hydro: A		
Basement: Full		Drive: Pvt Double	Gas: A	Phone: A		
Fireplace/Stv: Y		GarType/Spaces: Built-In/2	Water: Municipal			
Heat: Gas		Parking Spaces: 4	Water Supply:			
CAC: N Central Vac:		UFFI:	Sewers: Sewers			
Apx Age: 0-5		Pool: None	Spec Desig: Unknown			
Apx Sqft: 2500-3000		Golf:	Farm/Agr:			
Assessment:		Public Transit:	Waterfront:			
Addl Mo Fee:		School:	Retirement:			
Elevator: Laundry Lev: Main						
#	Room	Level	Dimensions (ft)			
1	Living	Ground	23.03 x 20.54	Combined W/Dining	Open Concept	Broadloom
2	Dining	Ground	23.03 x 20.54	Combined W/Living	Open Concept	Broadloom
3	Kitchen	Ground	13.88 x 13.48	Centre Island	O/Looks Family	Ceramic Floor
4	Family	Ground	17.88 x 13.98	Marble Fireplace	O/Looks Backyard	Broadloom
5	Breakfast	Ground	13.98 x 10.99	W/O To Patio	Combined W/Kitchen	Ceramic Floor
6	Laundry	Ground	9.97 x 8.96	W/O To Garage	Ceramic Floor	
8	Master	2nd	28.38 x 16.24	4 Pc Ensuite	W/I Closet	Broadloom
9	2nd Br	2nd	13.29 x 12.96	Large Window	Double Closet	Broadloom
10	3rd Br	2nd	13.19 x 13.02	Large Window	W/I Closet	Broadloom
11	4th Br	2nd	14.83 x 11.19	Large Window	Large Closet	Broadloom
12	Loft	2nd	16.44 x 11.45	Large Window	Broadloom	
<p>Remarks For Clients: *Spacious & Bright 1 Year New Great Gulf Home In Desirable Community Of Wyndam Manor*Must See Curb-Appeal Boasting 58' Frontage* Approximately 3000 S.F. Of Open Concept Luxury In A Great Family Oriented Setting*Neutral Colour Scheme Works Well With Most Decors* Inviting Open Concept Kitchen With Center-Island & Family-Room Interface*Near Schools, Shopping, Transit & Golf Courses*Gazebo & Playground* Http://www.greatgulfhomes.com/Neighbourhood-Details.php?id=6</p> <p>Extras: *Corner Lot With No Sidewalks*Soaring 9 Foot Ceilings* Unobstructed Views*Direct Access To Garage With Side-Entrance* Fridge, Stove, B/I Dishwasher, Rangehood, Washer, Dryer, R/I Cvac, All Elf's, All Window Coverings & H/E Lennox Furnace*</p>						
Mortgage Comments: Tac						
<p>HOMELIFE/LANDMARK REALTY INC., BROKERAGE 416-386-1200 Fax: 416-293-5237 75 The Donway West, Suite #708, Toronto M3C2E9 PETER ZAND-KARIMI, Salesperson 416-937-3307</p>						
Contract Date: 3/16/2009		Condition:		Appts: Tlbo		
Expiry Date: 6/16/2009		Cond Expiry:		Ad: N		
Last Update: 3/16/2009		CB Comm: 2.5% + Gst		Escape:		
				Original \$: \$394,900		