


Prepared by **MICHAEL EMMANUEL BECKFORD**, Salesperson
ROYAL LEPAGE CONNECT REALTY, BROKERAGE
 335 Bayly Street West, Ajax, ON L1S6M2
 905-427-6522
 2/19/2010

Virtual Tour

	850 Sheppard Ave		\$399,900 For Sale	
	Pickering, Ontario L1V1G5 E13 266-5-S		Taxes: \$4,859.29/2009	
Pt Lt 50 Rcp 820 As In D440324		Last Status: Sc		
SPIS: Y				
Detached	Fronting On: N	Rooms:	10+1	
Backsplit 5	Acreage:	Bedrooms:	4+1	
Dir/Cross St: East Of Whites Rd / Sheppard		Washrooms:	5	
Lot: 50X154 Feet	Irreg:		4x3, 1x4	
MLS#: E1790565	Seller: Bridget Arneill And Desmond Arneill		Contact After Exp: N	Occup: Owner
Open House:	From:	To:	DOM: 13	Holdover: 100
Open House Notes:			Pin#:	End Of April
Kitchens: 1	Exterior: Brick	Zoning:		
Fam Rm: Y	Other	Cable TV:	Hydro:	
Basement: Finished	Drive: Pvt Double	Gas:	Phone:	
Fireplace/Stv: Y	GarType/Spaces: Built-In/2	Water:	Municipal	
Heat: Gas	Parking Spaces: 6	Water Supply:		
Forced Air	UFFI:	Sewers:	Sewers	
CAC: Y Central Vac: Y	Pool: Inground	Spec Desig:	Unknown	
Apx Age:	Terraced	Farm/Agr:		
Apx Sqft: 2500-3000	Wooded/Treed	Waterfront:		
Assessment:		Retirement:		
Addl Mo Fee:				
Elevator: Laundry Lev: Lower				
# Room	Level	Dimensions (ft)		
1 Living	Main	13.98 x 11.71	Hardwood Floor	Open Concept
2 Dining	Main	11.71 x 10.37	Hardwood Floor	Open Concept
3 Kitchen	Main	16.24 x 12.47	Ceramic Floor	Eat-In Kitchen
4 Master	Upper	13.62 x 11.55	Broadloom	3 Pc Ensuite
5 2nd Br	Upper	18.57 x 15.58	Broadloom	3 Pc Ensuite
6 3rd Br	Upper	11.52 x 9.84	Broadloom	Window
7 4th Br	Upper	9.58 x 9.32	Broadloom	Window
8 Family	Lower	24.77 x 11.32	Broadloom	Brick Fireplace
9 Den	Lower	12.47 x 9.25	Broadloom	B/I Bar
				Moulded Ceiling
				Moulded Ceiling
				W/O To Deck
				Closet
				Closet
				Closet
				Closet
				W/O To Pool
				Wood Stove
Remarks For Clients: Beautiful 5 Level Backsplit Home With Nanny Suite! This Home Features 5 Full Bathrooms, 2 Bedrooms With Ensuites, Private Treed Lot With Inground Pool, Stamped Concrete Driveway & Patio. Finished Rec Room With Wood Stove, Built-In Bar & Cold Storage! Large Cozy Family Room With Fireplace & Walkout To Patio. Underground Sprinkler System. New Roof 08, New Furnace 09, 80% Of Windows New In 09, New Exterior Door 09. Truly A Must See!				
Extras: 2 Fridges, Stove, Washer, Dryer, B/I D/W, Cac, All Electric Light Fixtures, Broadloom Where Laid, Window Coverings & Blinds, Central Vacuum & Equipment. Pool Liner 07, Pool Motor & Safety Cover 09.				
Remarks for Brokerages: Pls Certify Deposit Cheque & Include Attached Deposit Schedule With All Offers. Thank You For Showing!				
Mortgage Comments:				
ROYAL LEPAGE CONNECT REALTY, BROKERAGE 905-427-6522 Fax: 905-427-6524				
335 Bayly Street West, Ajax L1S6M2				
MICHAEL EMMANUEL BECKFORD, Salesperson 888-766-4456				
Contract Date:	2/16/2010	Condition:	Fin/Ins	Apts:
Expiry Date:	6/16/2010	Cond Expiry:	3/1/2010	Ad: Y
Last Update:	2/24/2010	CB Comm:	2.5%	Escape:
				Original \$: \$399,900

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