

1479 Queen Street East

Imagine yourself living within 5 minutes of the beach (walking) and 15 minutes from the downtown core (TTC)!

Imagine entertaining your guests in a private, gated backyard containing an oversized deck!

How good would it feel to realize you have someone in the basement paying off part of your mortgage?

Now, imagine all that in a beautiful home, updated with style to match and now imagine:

- * space to park 2 vehicles
- * ample FREE street parking for your guests
- * a private, well manicured gated backyard with ample shade to enjoy anytime, day or night
 - * a large deck for entertaining
 - * a beautifully updated kitchen
 - * three large bedrooms
- * all freshly painted in gorgeous neutral tones
 - * the nicest curb appeal on the block
 - * a heritage park perfect for your dogs right in front of the house
- * tennis courts, restaurants, shops, Leslieville and the Beaches all within walking distance

and ALL this for a fraction of the price of what similar properties have sold for!

What is there left to think about? Picture yourself here for many years to come with room to grow at

1479 Queen Street East

TORONTOBEACHESLUXURYHOUSE.COM



ONE PERCENT

REALTY LTD. BROKERAGE*

GREAT NEWS: One Percent Realty is Now Open in Ontario!
One Percent Realty can save sellers thousands of \$\$\$!

One Percent Realty is a full service reduced commission MLS® Brokerage.
We have been serving consumers in BC, Alberta, Maritimes & NOW IN ONTARIO!

Our full MLS® service is usually much less than half of the typical commissions. We charge \$6900 for homes under \$600,000. Homes over \$600,000 are charged a flat rate equivalent to 1% plus \$900 of the original listing price. The \$6900 commission includes our \$3900 listing commission as well as the \$3000 for the MLS® REALTOR® working with the Buyer.

No upfront fees too!
One Percent provides full service on MLS® & advertises your home everywhere buyers and other agents are looking, including the very popular www.Realtor.ca, Internet, newspaper ads, street sign, info box & more just like other agents.

How will you enjoy YOUR SAVINGS?
Renovate, invest, vacation, or maybe new car??

What you will save with One Percent Realty

| Your House | 1% | MLS® Broker Charging 5% | SAVE! |
|-------------|-----------|-------------------------|----------|
| \$300,000 | \$6,900* | \$15,000 | \$8,100 |
| \$500,000 | \$6,900* | \$25,000 | \$18,100 |
| \$600,000 | \$6,900* | \$30,000 | \$23,100 |
| \$700,000 | \$7,900* | \$35,000 | \$27,100 |
| \$1,000,000 | \$10,900* | \$50,000 | \$39,100 |

*Compared with broker charging 5%, not all brokers charge the same.

How does the Buyer's agent get paid? Our \$6,900 commission includes \$3,000 paid to the Buyer's agent

VICTOR ANJOS, Sales Representative

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Yours for \$489,900