

# REALTOR® AVM Enhanced Residential Report



Property Address	40 ALEX BLACK ST
Municipality	VAUGHAN CITY
Roll Number	192800021111117
Property Code & Description	301 - Single-family detached (not on water)
Postal Code	L6A0V5
Province	ON

## AVM Details

Real Time Market Value (AVM)	\$1,588,000	Confidence Rating	★★★★★
AVM Valuation Date (yyyy-mm-dd)	2024-02-14	AVM Range	\$1,520,000-\$1,651,000

## Services

Hydro	Private Water	Private Sanitary
Hydro available	-	-

## Site Details

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
24.93	116.47	0.07	Year Round Road Access	Regular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
OFFICIAL PLAN DESIGNATED - RESIDENTIAL			

## Permit Details

Number	Issue Date (yyyy/mm/dd)	MPAC Work Description	MPAC Status
99999	2009/12/10	New Building	CLOSED

## Primary Structures

Structure Description	SINGLE FAMILY DETACHED
Year Built	2010
Total Floor Area (Above Grade sqft)	2,306
First Floor Area (sqft)	1,057
Second Floor Area (sqft)	1,249
Third Floor Area (sqft)	-
Full Storeys	2
Partial Storeys	No part storey
Bedrooms	4
Full Bathrooms	2
Half Bathrooms	1
Basement Total Area (sqft)	1,114
Basement Finished Area (sqft)	-
Heating	Forced Air
Air Conditioning	Y
Renovation Year	-
Renovation Type	-
Addition Year	-
Addition Area	-
Split Level	No Split
Structure Condition	Average
Fireplace Total	2
Condo Floor Level	-
Condo Parking Spaces	-
Condo Lockers	-
Condo Indoor Parking	-
Structure Design Type	-
Structure Variables	-

## Garage Structures

Structure Description	ATTACHED GARAGE
Year Built	2010
Total Area (sqft)	214
Garage Spaces	1