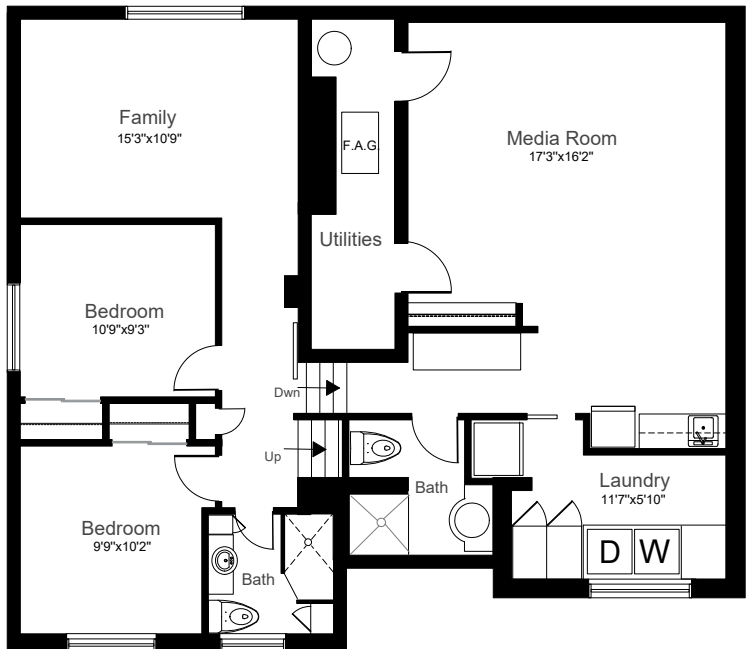
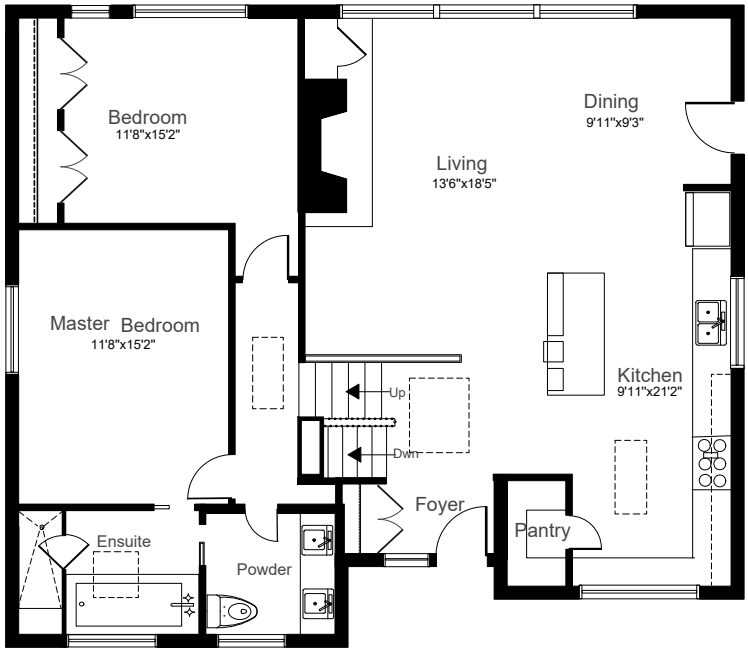




92 Three Valleys Drive



LOT SIZE: 70 x 115 Feet, Rear: 80 Feet & South Side: 106 Feet

TAXES: \$6,019.33/2017

BEDROOMS: 4

BATHROOMS: 1 x 5, 2 x 3 Piece

PARKING: Double Driveway with Carport & 4 Car Parking

POSSESSION: 60 days/TBA



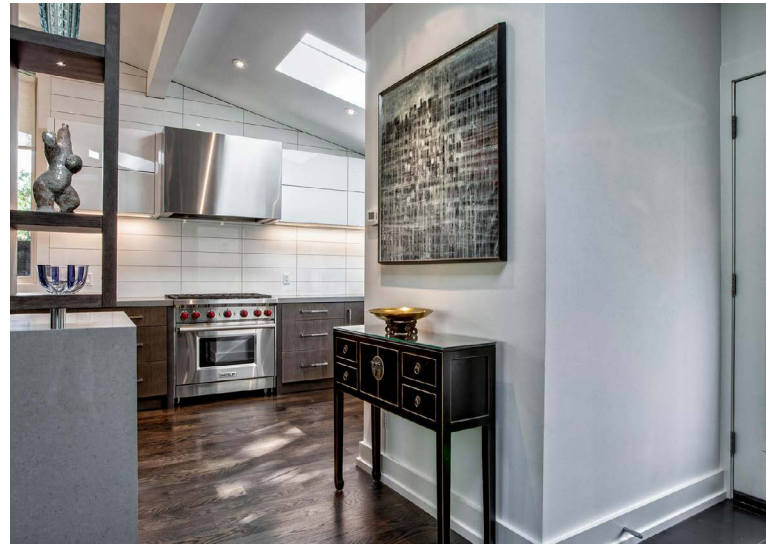
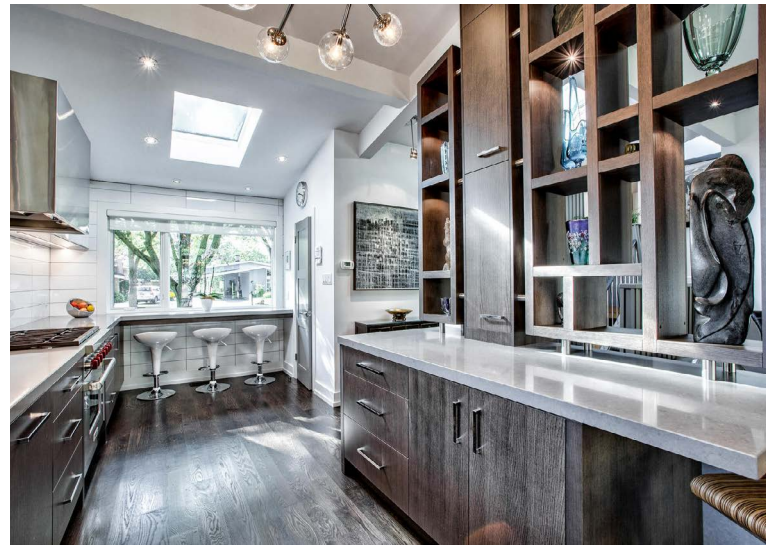
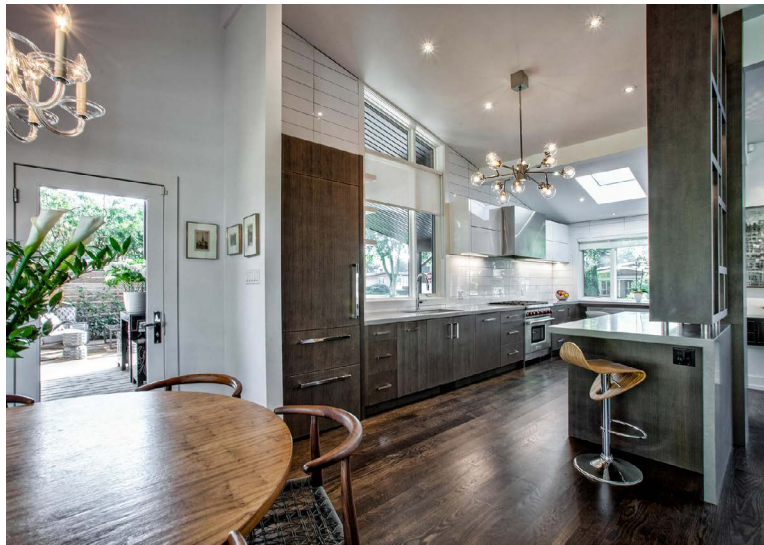
Signature Realty
IND. OWNED & OPERATED BROKERAGE

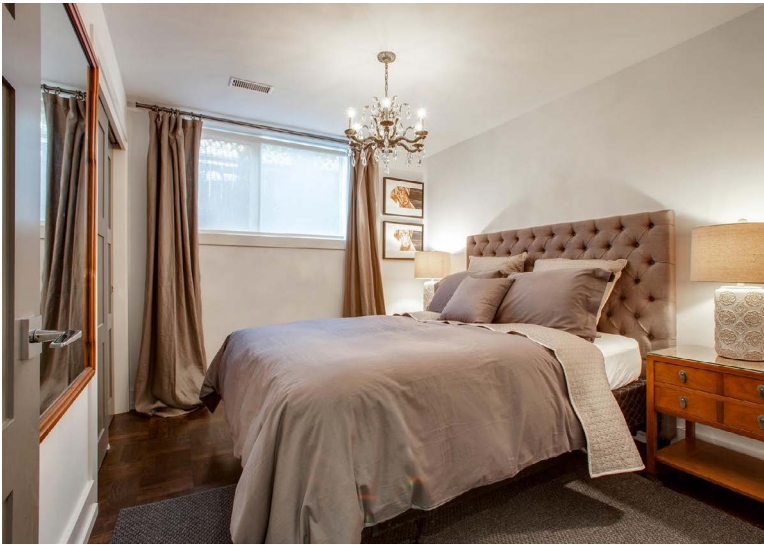
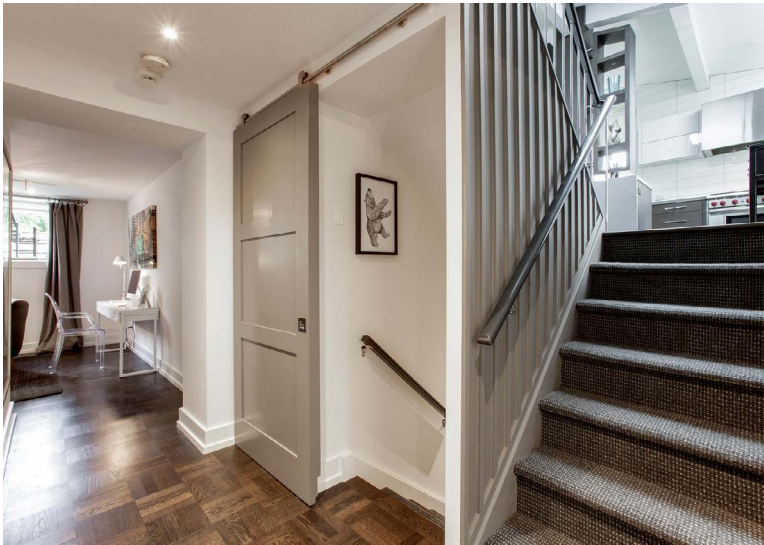


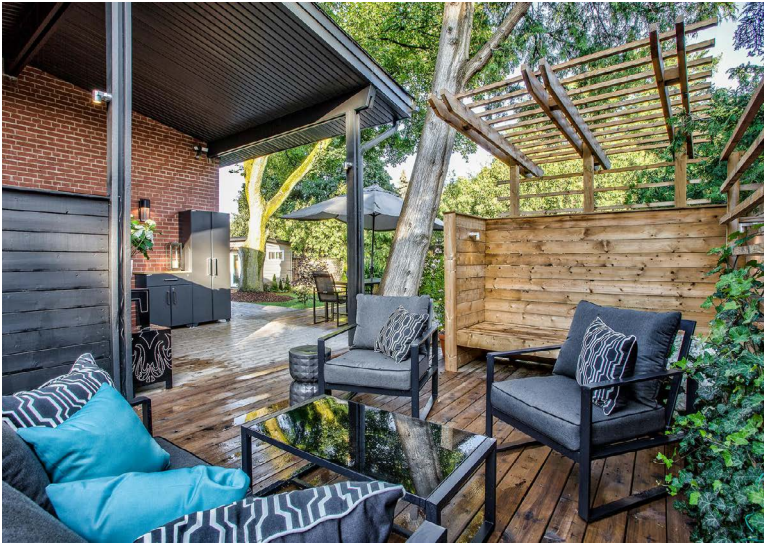
Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

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		<div><div>SPECIAL FEATURES</div><div><ul style="list-style-type: none">◆ Roof shingles '16<ul style="list-style-type: none">◆ Furnace '16◆ 100 amp service◆ Pella windows & exterior doors '14<ul style="list-style-type: none">◆ Multiple skylights '16◆ Back flow preventer◆ All new custom modern trim, baseboards, solid core-doors, door hardware (Emtek)<ul style="list-style-type: none">◆ New, solid Oak hardwood flooring. Main, upper, and basement level<ul style="list-style-type: none">◆ All new plumbing fixtures<ul style="list-style-type: none">◆ LED pot lights◆ Hard-wired ADT alarm system◆ Eaves, soffit & exterior aluminum 2015</div></div>
FRONT EXTERIOR		<div><ul style="list-style-type: none">◆ Double driveway◆ Carport & four car parking◆ Professionally landscaped◆ Mature trees and shrubs◆ New concrete walkway '17◆ Landscape lighting '17</div>
FOYER		<div><ul style="list-style-type: none">◆ Skylight◆ Double terrace door entry◆ Black Limestone flooring◆ Custom double coat closet</div>
KITCHEN		<div><ul style="list-style-type: none">◆ Custom Olympic Kitchen◆ Automated upper cabinets◆ Soft close cabinets◆ Caesarstone countertops◆ Cathedral ceiling◆ Breakfast bar◆ Built-in sliding recycle/waste drawer◆ Oversized inlay stainless steel sink◆ Built-in integrated silent Bosch dishwasher◆ Sub Zero integrated double freezer drawer fridge with ice dispenser◆ Built-in commercial grade Ventahood stainless steel stove vent◆ Stainless steel 6 burner Wolf gas range◆ Ceramic tile backsplash◆ Skylight◆ Pot lights◆ Walk-in pantry◆ Overlooks front garden◆ Waterfall island<ul style="list-style-type: none">- Custom full height display unit- Caesar stone countertop</div>
		<div><div>Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.</div></div>

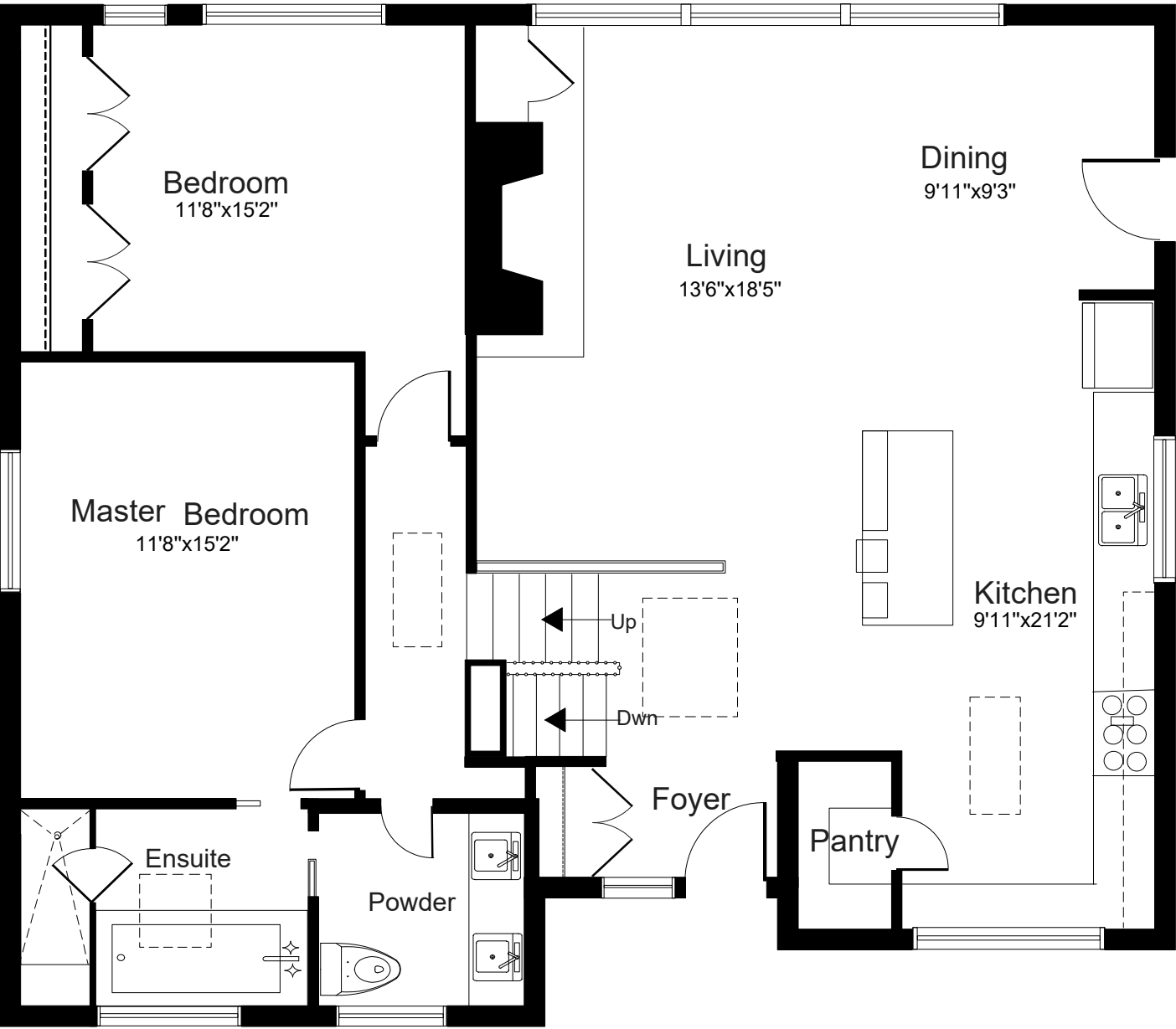
LIVING/DINING ROOM	<ul style="list-style-type: none">◆ Open concept◆ Cathedral ceilings◆ Wood burning fireplace with brick surround & Caesarstone hearth◆ Built-in hideaway storage◆ Floor to ceiling windows◆ Solid oak flooring
UPPER LEVEL	<ul style="list-style-type: none">◆ Skylight◆ Solid oak flooring◆ Linen closet◆ Pot lights
MASTER BEDROOM	<ul style="list-style-type: none">◆ Solid oak flooring◆ Wardrobe◆ Pot lights◆ Two chandeliers
SEMI 5 PIECE ENSUITE	<ul style="list-style-type: none">◆ Skylight◆ Walk-in glass shower<ul style="list-style-type: none">- Built-in bench- Rain shower head◆ Heated ceramic tile flooring◆ Heated towel bar◆ Deep Neptune jet tub◆ Overlooks front garden◆ Pocket door entry◆ Pot lights◆ Custom mirrors◆ Antique custom vanity◆ Double sinks◆ Wall mounted faucets◆ Caesarstone countertop◆ Built-in storage cabinet◆ Ceramic tile surround
BEDROOM	<ul style="list-style-type: none">◆ Solid oak flooring◆ Two double closets◆ Overlooks back garden
LOWER LEVEL	<ul style="list-style-type: none">◆ Cedar lined closet
BEDROOM	<ul style="list-style-type: none">◆ Parquet flooring◆ Picture window◆ Double sliding door closet

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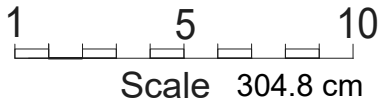
BEDROOM	<ul style="list-style-type: none">◆ Parquet flooring◆ Picture window◆ Double sliding door closet
FAMILY ROOM	<ul style="list-style-type: none">◆ Parquet flooring◆ Halogen lighting◆ Picture window
3 PIECE BATHROOM	<ul style="list-style-type: none">◆ Heated ceramic tile flooring◆ Ceramic tile surround◆ Walk-in glass shower with glass tile accents◆ Pot lights◆ Above-ground window◆ Built-in storage◆ Floating vanity
SUB LEVEL	<ul style="list-style-type: none">◆ Sliding barn door access to lower level
MEDIA ROOM	<ul style="list-style-type: none">◆ Recessed steel beam to open up space◆ Solid oak flooring◆ Pre-wired for 4 wall mount speakers◆ Pot lights◆ Oversized walk-in storage closet◆ Accent pine wall◆ Access to Utility Room<ul style="list-style-type: none">- Furnace '16◆ Wet bar<ul style="list-style-type: none">- Stainless steel built-in Bosch dishwasher- Stainless steel bottom mount KitchenAid fridge- Caesarstone countertop- Stainless steel inlay sink- Pot lights- Dining area- Solid oak flooring
LAUNDRY ROOM	<ul style="list-style-type: none">◆ Pocket door entry◆ Ceramic tile flooring◆ Kenmore temperature controlled single door fridge/freezer◆ Floor to ceiling linen storage◆ Stainless steel front loading TrueSteam LG washer '16 & dryer '16◆ Caesarstone countertop◆ Glass tile backsplash
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3 PIECE BATHROOM	<ul style="list-style-type: none">◆ Walk-in glass shower with glass tile accents◆ Double door storage & hideaway storage◆ Oversized floating sink◆ Pot lights
BACKYARD	<ul style="list-style-type: none">◆ Private◆ Walk-out from Dining Room◆ Western Cedar wraparound deck<ul style="list-style-type: none">- Built-in bench seating- Custom wood & waste storage◆ Fenced yard◆ Metal entertainment unit with countertop◆ Exterior lighting◆ Vegetable garden◆ Covered wood storage◆ Mature trees & shrubs◆ Custom white cedar 'Urban Studio' garden "shed"<ul style="list-style-type: none">- Insulated floor and ceiling '16- Double Terrace door entry- Wooden steps
LOT SIZE	<ul style="list-style-type: none">◆ 70 x 115 Feet, Rear: 80 Feet & South Side: 106 Feet
TAXES	<ul style="list-style-type: none">◆ \$6,019.33/2017
BEDROOMS	<ul style="list-style-type: none">◆ 4
BATHROOMS	<ul style="list-style-type: none">◆ 1x5, 2x3
PARKING	<ul style="list-style-type: none">◆ Double Driveway with Carport & 4 Car Parking
POSSESSION	<ul style="list-style-type: none">◆ 90 days/TBA
INCLUSIONS:	
<p>All electric light fixtures & window coverings, built-in integrated silent Bosh dishwasher, Sub Zero integrated double freezer drawer fridge with ice dispenser, built-in commercial grade Ventahood stainless steel stove vent, stainless steel 6 burner Wolf gas range, furnace '16, 100 amps, hard-wired ADT alarm system, central air conditioner and custom white cedar 'Urban Studio' garden "shed", concrete flower container and firewood. Basement: Stainless steel built-in Bosch dishwasher, Stainless steel bottom-mount KitchenAid fridge, Kenmore temperature controlled single door fridge/freezer, stainless steel front loading TrueSteam LG washer '16 & dryer '16. Hot water tank owned.</p>	
EXCLUSIONS:	
<p>Upper Level: Rear Bedroom chandelier & Master Bedroom wall mounted night stands. Main Level: Dining Room chandelier & Living Room wall mounted tv and bracket. Lower Level: Middle Bedroom chandelier. Basement: Twig scones (pair), wall mounted side board.</p>	
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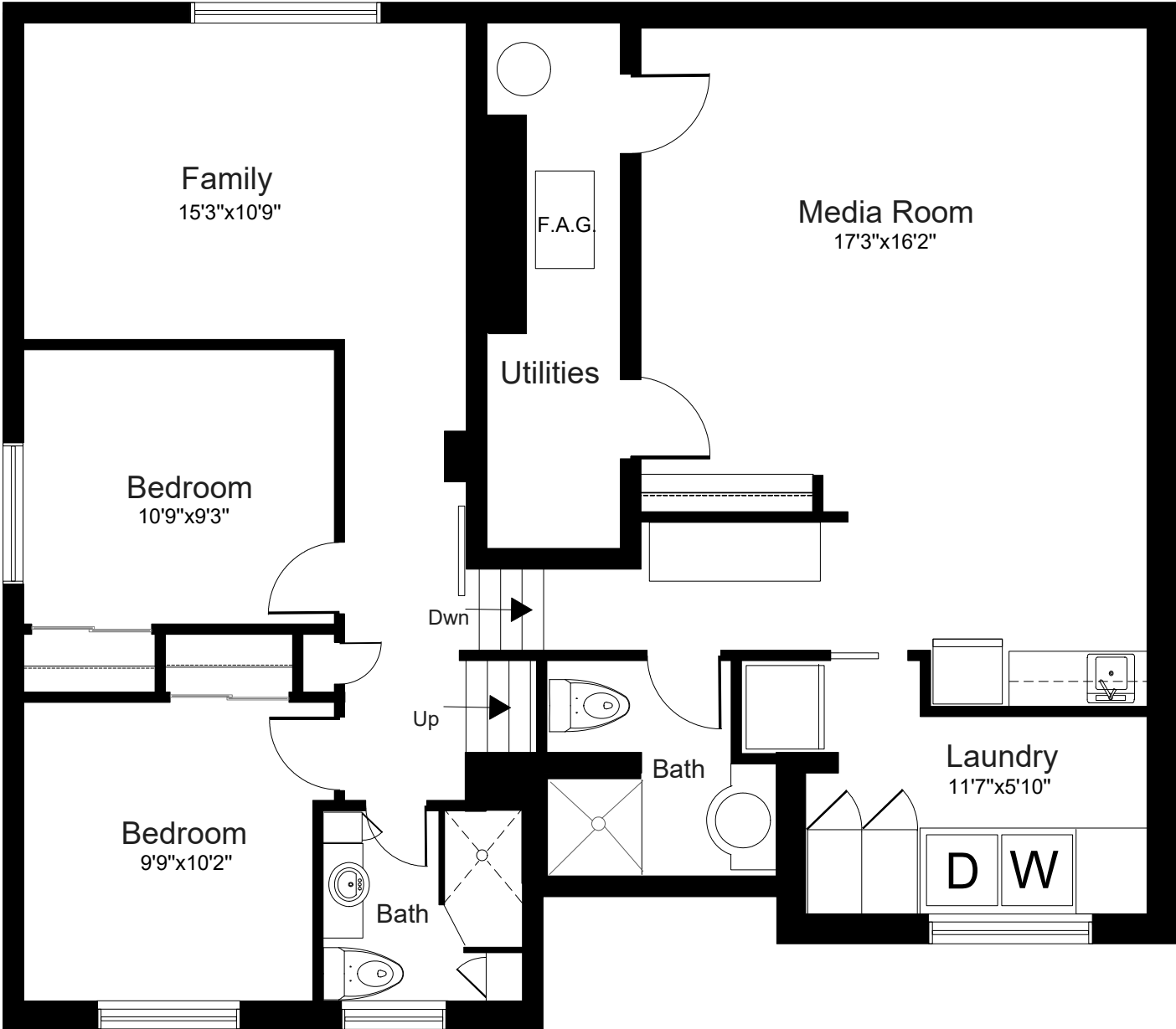
FLOOR PLAN



UPPER LEVELS 1400 sq ft



FLOOR PLAN



LOWER LEVELS 1400 sq ft

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Detached	Front On: W	Rms: 8
Sidesplit 4	Acre:	Bedrooms: 4
		Washrooms: 3
		1x5, 2x3
Lot: 70 x 115 Feet Irreg: Rear: 80 Feet & South Side: 106 Feet		
Dir/Cross St: Don Mills/York Mills		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.40	x 23.12	Fireplace	Cathedral Ceiling	Open Concept
2	Dining	Ground	9.25	x 9.91	O/Looks Backyard	W/O To Garden	Hardwood Floor
3	Kitchen	Ground	21.94	x 9.91	Skylight	Cathedral Ceiling	Pantry
4	Master	Upper	15.15	x 11.64	Hardwood Floor	Pot Lights	Semi Ensuite
5	Br	Upper	10.92	x 13.02	Hardwood Floor	His/Hers Closets	O/Looks Backyard
6	Family	Lower	10.76	x 15.25	Hardwood Floor	Picture Window	O/Looks Backyard
7	Br	Lower	9.22	x 10.73	Hardwood Floor	Above Grade Window	Double Closet
8	Br	Lower	10.14	x 9.77	Hardwood Floor	Above Grade Window	Double Closet
9	Media/Ent	Bsmt	16.17	x 17.22	Hardwood Floor	Pot Lights	Wet Bar
10	Laundry	Bsmt	5.84	x 11.55	Pocket Doors	B/I Shelves	Pot Lights

Extras: 6 Burner Wolf Range, Integrated Sub-Zero Fridge. See Attach. Sched. B For Inclusions & Exclusions. Located Within The Heart Of The Highly Sought After Donalda Club Neighbourhood. Brochure Available. Open House August 26-27. 2-4Pm.

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