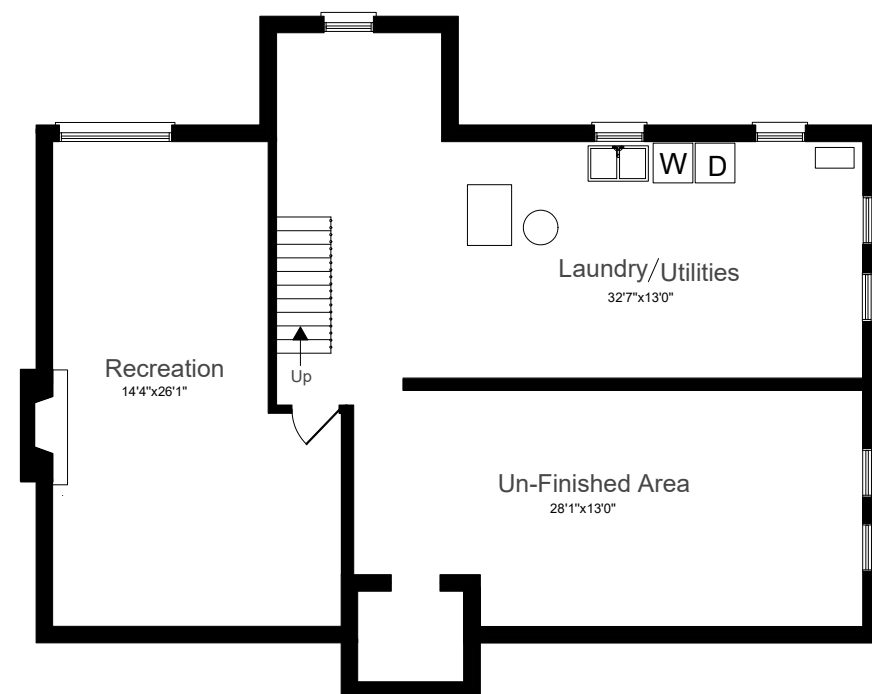


1 5 10  
Scale

MAIN FLOOR 1405 sq ft



BASEMENT LEVEL 1432 sq ft



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



# 5 McNab Boulevard



[www.5McNabBlvd.com](http://www.5McNabBlvd.com)

Prospective purchasers should satisfy themselves as to 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.





PROPERTY FEATURES	
Lot Size:	70 x 173.2 ft South side 151 ft., Rear 68 ft.
Taxes:	\$4,285.82/2017
Bedrooms:	3
Parking:	Single Car Garage & 4 Car Parking
Bathrooms:	1x4
Possession:	Immediate/TBA
Inclusions:	All electric light fixtures & window coverings. All appliances in "as is" condition: stove, fridge, washer & dryer, oil burner & equipment. Hot water tank rental.





# 5 McNab Boulevard

## **FRONT EXTERIOR**

- ◆ Mature trees and shrubs
- ◆ Single car garage
- ◆ Four car parking

## **BACKYARD**

- ◆ Garden shed
- ◆ Private
- ◆ Mature trees & shrubs
- ◆ Access to Garage
- ◆ Patio

## **FOYER**

- ◆ Hardwood flooring
- ◆ Mirrored double coat closet

## **MAIN FLOOR**

- ◆ Broadloom
- ◆ Two linen closets

## **LIVING/DINING ROOM**

- ◆ L-shaped
- ◆ Open concept
- ◆ Broadloom
- ◆ Wood burning fireplace with stone surround
- ◆ Pella picture window
- ◆ Picture window overlooks back garden

## **KITCHEN**

- ◆ Walk-out to back garden
- ◆ Eat-in area
- ◆ Overlooks back garden
- ◆ Stove
- ◆ Bottom mount fridge

## **MASTER BEDROOM**

- ◆ Hardwood flooring
- ◆ Pella picture window
- ◆ Overlooks back garden
- ◆ His and Her double closets

## **BEDROOM**

- ◆ Hardwood flooring
- ◆ Overlooks front garden
- ◆ Pella picture window
- ◆ Double closet

## **BEDROOM**

- ◆ Hardwood flooring
- ◆ Double closet with glass block window
- ◆ Overlooks front garden
- ◆ Pella picture window

## **4 PIECE BATHROOM**

- ◆ Overlooks back garden
- ◆ Built-in storage

## **LOWER LEVEL**

## **RECREATION ROOM**

- ◆ Broadloom
- ◆ Above ground window
- ◆ Paneled
- ◆ Wood burning fireplace with brick surround

## **GAMES/FLEX ROOM**

- ◆ Unspoiled
- ◆ Above ground window
- ◆ Walk-in closet

## **UTILITY/LAUNDRY ROOM**

- ◆ Above ground window
- ◆ Washer & dryer
- ◆ Oil tank
- ◆ 100 amp service