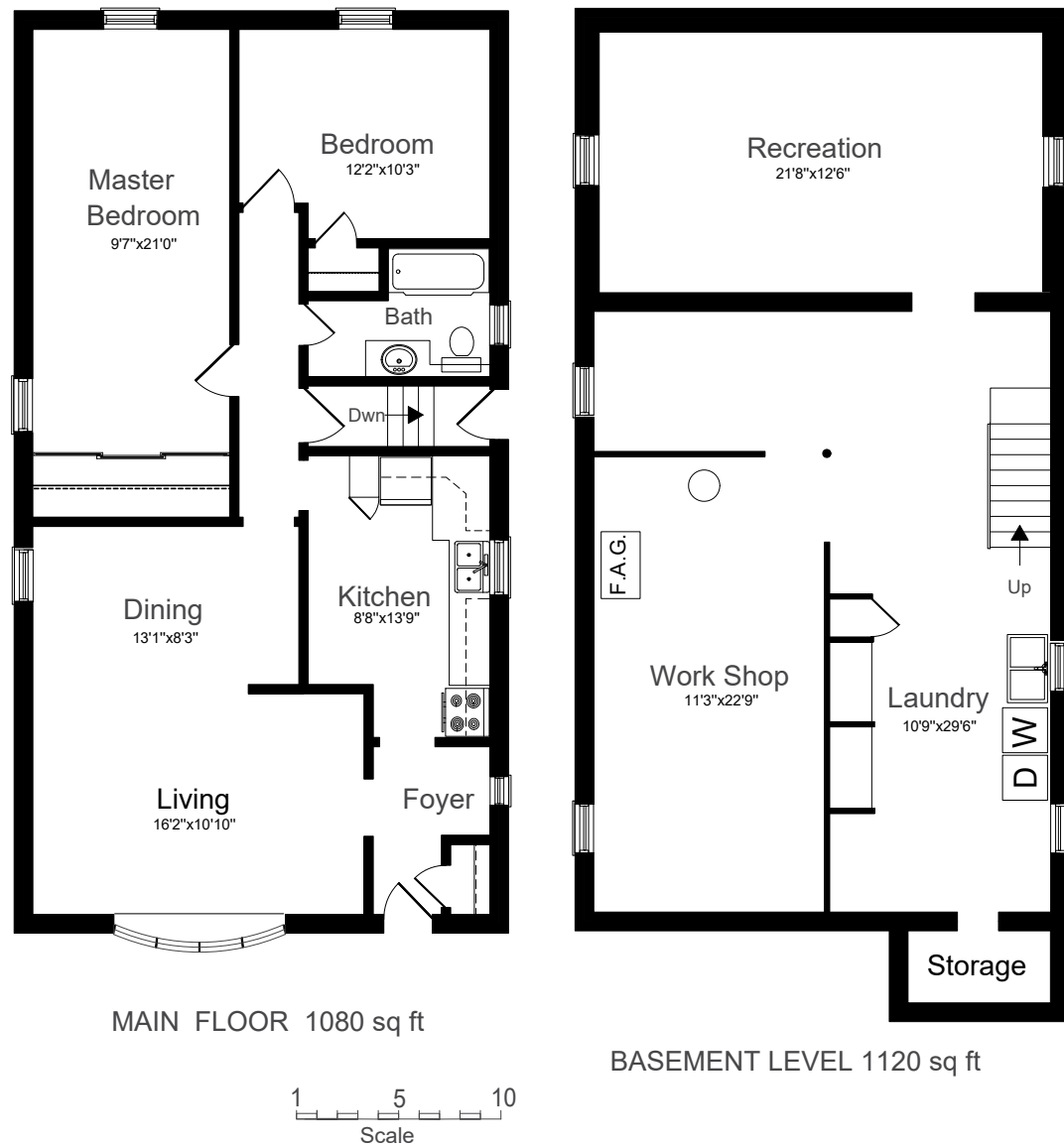


# FLOOR PLAN



## 33 Archwood Crescent



**LOT SIZE:** 60 x 122 Feet (Irregular)      **TAXES:** \$2,790.79/2017

**BEDROOMS:** 2      **BATHROOMS:** 1x4

**POSSESSION:** Immediate/tba      **PARKING:** 2 car parking

**ROYAL LEPAGE** Signature Realty  
IND. OWNED & OPERATED BROKERAGE

*Karen*  
**MOLLARTEAM** BROKER  
EXCEEDING YOUR EXPECTATIONS

[in](#)
[Follow us on LinkedIn](#)
[Find us on facebook](#)
[Follow us on twitter](#)
[See your property on YouTube](#)
[FOLLOW US ON Instagram](#)

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

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.





### SPECIAL FEATURES

- Updated windows
- 100 amp service
- Central air conditioning '10
- Furnace '10
- Roof '05
- Short walk to TTC
- Steps to schools, parks, shops & restaurants

### FRONT EXTERIOR

- Two car parking
- Mature trees & shrubs
- Two interlocking stone pathways
- Inlaid stone steps & porch

### BACKYARD

- Entertainment sized raised wooden deck
- Large custom Barn style shed
- Fenced yard

### FOYER

- Laminate flooring
- Coat closet

### HALLWAY

- Access to separate entrance
- Broadloom

### KITCHEN

- Updated
- Laminate flooring
- Eat-in area
- Ceiling fan
- Panasonic microwave
- Frigidaire fridge
- Built-in Maytag dishwasher
- McClary stove
- Ceramic tile back splash

### LIVING ROOM

- Hardwood flooring under broadloom
- Bow window
- Crown moulding
- Overlooks front garden

### DINING ROOM

- Hardwood flooring under broadloom
- Crown moulding

### MASTER BEDROOM

- Hardwood flooring under broadloom
- Overlooks side & back gardens
- Wall-to-wall floor-to-ceiling mirrored closet with built-in organizers

### BEDROOM

- Hardwood flooring
- Overlooks back garden
- Closet with built-in shelving

### 4 PIECE MAIN BATHROOM

- Updated
- Ceramic tile flooring & surround
- Built-in mirrored storage
- Built-in cabinet

### LOWER LEVEL

#### LAUNDRY ROOM

- Unspoiled
- Whirlpool washer & dryer
- Two above-ground windows
- Access to Cold Room

#### UTILITY ROOM/WORKSHOP

- Unspoiled
- L-shaped work bench
- Above-ground window
- Two built-in tables

#### RECREATION ROOM

- Broadloom
- Above ground windows
- Paneled