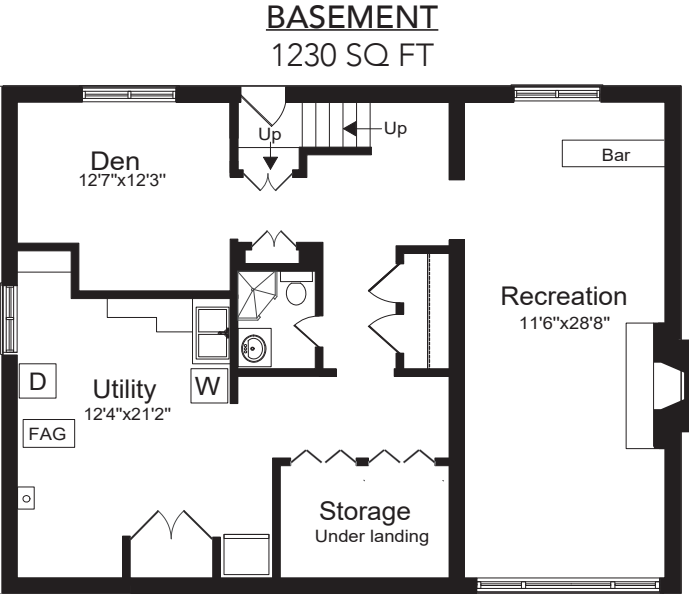
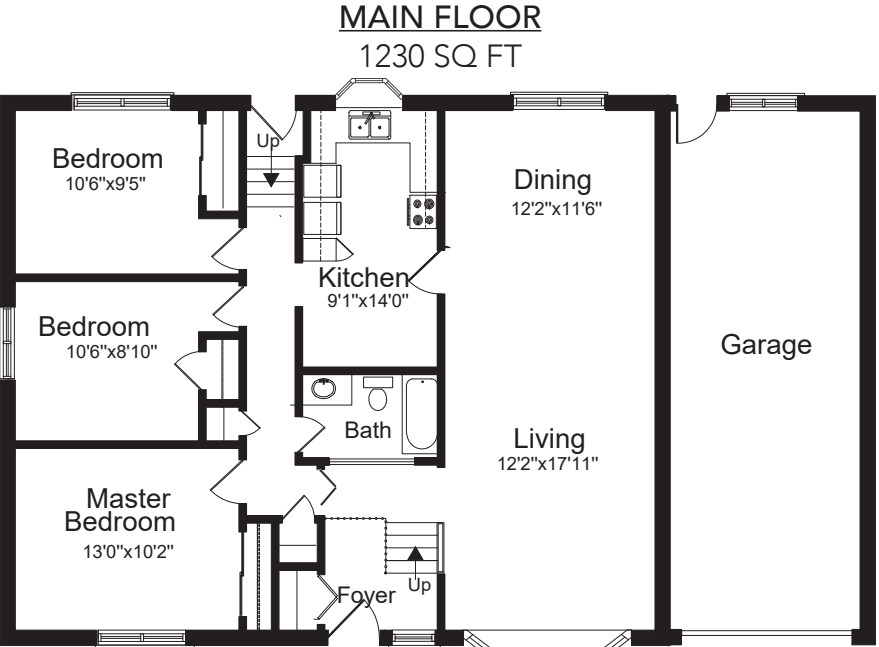




22 Kirkdale Crescent



1 5 10  
Scale 304.8 cm

**LOT SIZE:** 60 x 100 Feet  
**BATHROOMS:** 1x4, 1x3  
**PARKING:** Extra-large single car garage & 3 car parking  
**TAXES:** \$6,277.38/2017  
**POSSESSION:** 90-120 days/tba  
**BEDROOMS:** 3



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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.











**SPECIAL FEATURES**

- Updated windows
- Furnace '11
- Central air conditioning '11
- 100 amp service
- Central vacuum
- Tankless hot water system

**EXTERIOR**

- Extra-large single garage
- Three car parking
- Interlocking brick walkway
- Mature trees & shrubs
- Landscaped gardens

**BACKYARD**

- Privacy Cedars
- Matures trees & shrubs
- Interlocking brick patio
- Fenced yard
- Access to garage

**FOYER**

- Hardwood flooring
- Coat closet
- Cathedral ceiling
- Sunlight window

**MAIN LEVEL**

- Crown moulding
- Hardwood flooring
- Broom closet
- Linen closet
- Walk-out to back garden

**LIVING & DINING ROOM**

- Open concept
- Hardwood flooring
- Overlooks front & back gardens
- Large bat window '15
- California style blinds
- Cathedral ceilings



**KITCHEN**

- French door entry from Living Room
- Hardwood flooring
- Breakfast area
- Halogen lighting
- Bay window
- Overlooks back garden
- Ceramic tile backsplash
- Hideaway coffee station
- Deep double sink
- Pantry with slid-out drawers
- Custom built-in tray storage
- Maytag fridge
- Whirlpool stove
- Built-in Whirlpool dishwasher

**MASTER BEDROOM**

- Hardwood flooring
- Overlooks front garden
- Sliding mirrored triple door closet with built-in organizers
- Crown moulding
- California style blinds

**4 PIECE BATHROOM**

- Ceramic tile flooring & surround
- Sunlight window

**BEDROOM**

- Broadloom
- Closet
- California style blinds

**BEDROOM**

- Broadloom
- Sliding mirrored double closet with built-in organizers
- Crown moulding
- Overlooks back garden

**LOWER LEVEL**

- Two large storage closets
- Broadloom
- Double door access to storage under the stairs
- Built-in display case

**RECREATION ROOM**

- Broadloom
- Gas fireplace with stone surround
- Two extra-long above-ground windows
- Paneled
- Built-in base with storage

**OFFICE/DEN**

- Broadloom
- Above-ground window
- Paneled
- 100 amp fuses

**3 PIECE BATHROOM**

- Ceramic tile flooring
- Standing shower

**LAUNDRY/UTILITY ROOM**

- Access to large Crawl Space
- Maytag washer
- Moffat dryer
- Built-in folding table
- Built-in shelves & storage cabinets
- Double laundry sink

**IN YOUR NEIGHBOURHOOD**

- Rippleton Public School
- Windfields Junior High School
- York Mills Collegiate Institute
- St. Andrew's Junior High School
- Étienne Brulé Secondary School
- Banbury Community Centre
- Edwards Gardens