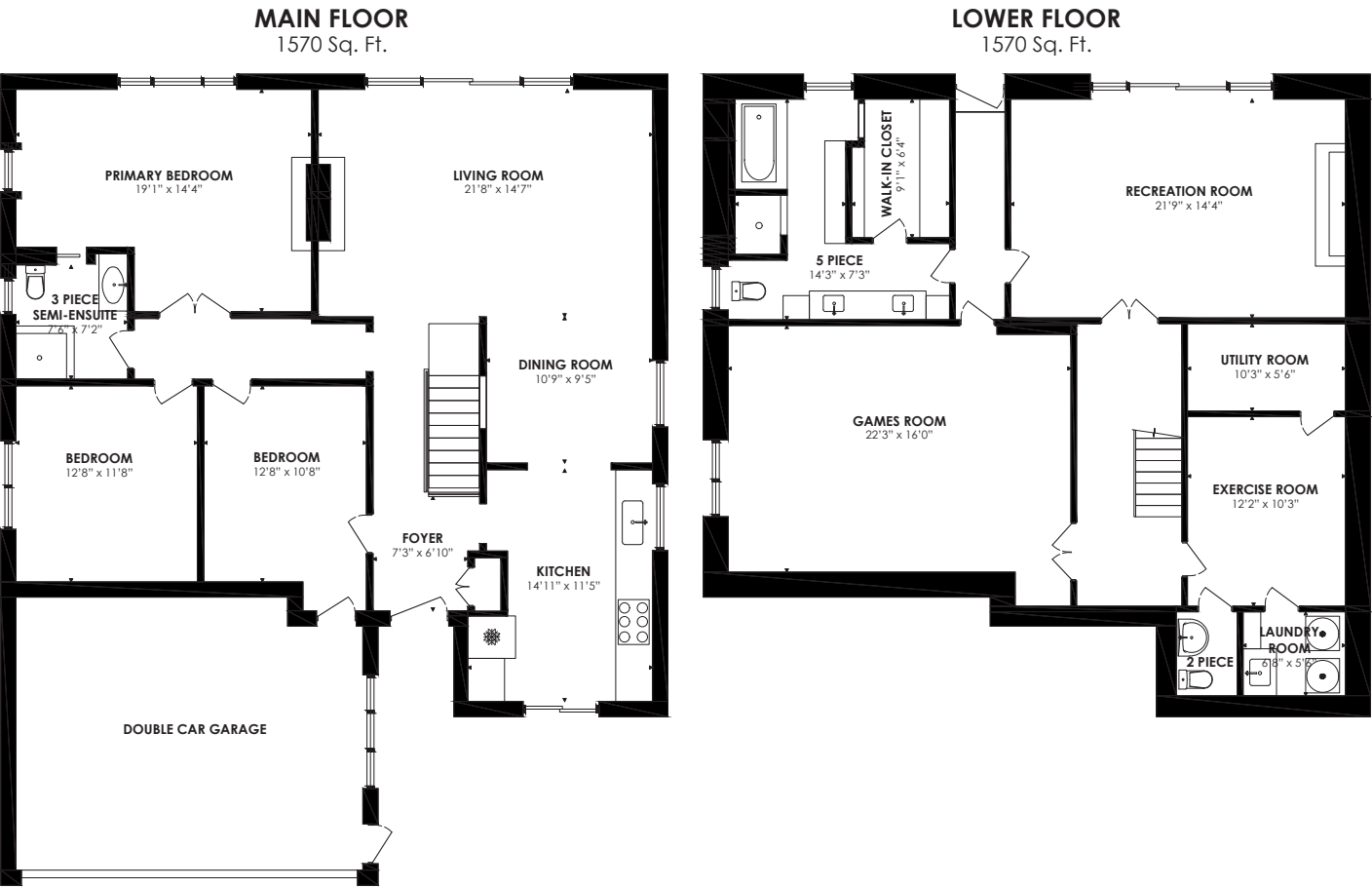


# Floor Plan

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



**LOT SIZE:** 51 x 120 feet

**BEDROOMS:** 3+1

**POSSESSION:** Immediate/TBA

**TAXES:** \$7,732.27/24

**BATHROOMS:** 1x5, 1x3, 1x2

**PARKING:** Double car garage & 4 car parking

For more photos &  
information on  
this property

**SCAN HERE**



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



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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.

# 83 Valentine Drive



[www.83Valentine.com](http://www.83Valentine.com)











*Exterior*

- Double car garage
- Four car parking
- Interlocking walkway
- Mature trees & shrubs
- Side door access to garage
- Garden patio

*Foyer*

- Double door coat closet
- Engineered hardwood flooring with stone inlay
- Pot lights
- Crown moulding
- Custom glass railings

*Kitchen*

- Pot lights
- Sliding door walk-out to front garden patio
- Roughed in kick-plate for roughed-in central vacuum
- Floor-to-ceiling pantry
- Oversized stainless-steel undermount sink with garbage disposal system
- Granite countertop
- Porcelain flooring
- Stainless-steel backsplash
- Custom window coverings
- Stainless-steel bottom mount Whirlpool fridge
- Stainless-steel built-in Venmar stove vent
- Built-in AEG 5 burner gas cooktop 'as is'
- Built-in Whirlpool oven
- Stainless-steel built-in Maytag dishwasher

*Living & Dining Room*

- Open concept
- Engineered hardwood flooring
- Crown moulding
- Picture window
- Sliding door walk-out to back deck & garden
- Overlooks park
- Custom window coverings
- Two-way gas fireplace with granite mantle & hearth
- Pot lights & accent lighting over fireplace

*Hallway*

- Engineered hardwood flooring
- Recessed lighting
- Pot lights
- Crown moulding

*Primary Bedroom*

- Double door entry
- Two-way gas fireplace
- Engineered hardwood flooring
- Overlooks back garden & park
- Custom window coverings
- Crown moulding

*3 Piece Semi-Ensuite Bathroom*

- Pocket door entry with built-in mirror
- Porcelain flooring
- Walk-in glass shower
- Access to attic
- Custom vanity with raised bowl

*Bedroom*

- Engineered hardwood flooring
- Centre light, window lighting & pot lights
- Crown moulding

*Bedroom*

- Potential office
- Walk-out to front garden
- Crown moulding
- Pot lights
- Engineered hardwood flooring

*Lower Level*

- Engineered hardwood flooring
- Walk-out to back patio & garden

*Games Room*

- Double door entry
- Engineered hardwood flooring
- Above-ground window
- Built-in plate rail

*5 Piece Bathroom*

- Large walk-in closet with built-in organizers
- Custom vanity with two inlay sinks, built-in storage & stone counter
- Jet tub with handheld wand
- Porcelain flooring & surround
- Walk-in shower with rainwater shower head

*Recreation Room*

- Double door entry
- Engineered hardwood flooring
- Gas fireplace
- Sliding door walkout to back patio & garden
- Custom window coverings
- Pot lights & center lights

*Exercise Room/Flex Space*

- Ceramic tile flooring
- Pot lights

*2 Piece Powder Room*

- Ceramic tile flooring
- Pedestal sink

*Laundry Room*

- GE washer & dryer
- Above ground window
- Built-in storage
- Laundry sink



*Utility Room*

- Hot water tank (R)
- Furnace

*Backyard*

- Private
- Overlooks park
- Raised deck with custom glass railings
- Built-in awning 'as is'
- Fenced yard
- Gated access to park

*In Your Neighbourhood*

- Steps to Donalda Golf Club
- Steps to Betty Sutherland trail
- Steps to Deerlick Creek Park & walking trails
- Charles Sauriol Conservation Area
- Brookbanks Public Library
- CF Shops at Don Mills with shops, restaurants, LCBO, Metro & VIP Movie Theatre
- Longo's at York Mills Garden
- CF Fairview Mall
- TTC & Don Mills subway line
- Highway 401m DVP & Highway 404
- George S Henry Academy
- Rene Gordon Health and Wellness Academy
- Milne Valley Middle School
- Leaside High School
- Donview Middle Health & Wellness Academy
- Brian Public school (French Immersion)
- Don Valley Middle School (French Immersion)
- York Mills Collegiate Institute (French Immersion)
- Senator O'Connor College School
- St. Timothy Catholic School (extended French)
- St. Gerald Catholic School (French Immersion)
- Our Lady of Wisdom Catholic School (French Immersion)
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen JK – Upper School
- Crescent School
- Toronto French School
- Havergal College

*Inclusions*

- Window coverings, electric light fixtures, roughed in central vacuum 'as is', built-in exterior awning 'as is', roughed-in speakers 'as is', stainless-steel bottom mount Whirlpool fridge, stainless-steel built-in Venmar stove vent, built-in AEG 5 burner gas cooktop 'as is', built-in Whirlpool oven, stainless-steel built-in Maytag dishwasher, GE washer & dryer, central air conditioner & furnace

*Exclusions*

- None

*Rental Items*

- Hot water tank