

# Floor Plan



LOT SIZE: 48 x 132.75 feet, rear: 85.19 & north: 156.10 feet

TAXES: \$12,481.80/24

BEDROOMS: 2+2

BATHROOMS: 1x4, 1x3, 1x2

PARKING: Single car garage & 5 car parking

POSSESSION: June/TBA

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information on  
this property

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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.

# 39 Farmcote Road



www.39Farmcote.com

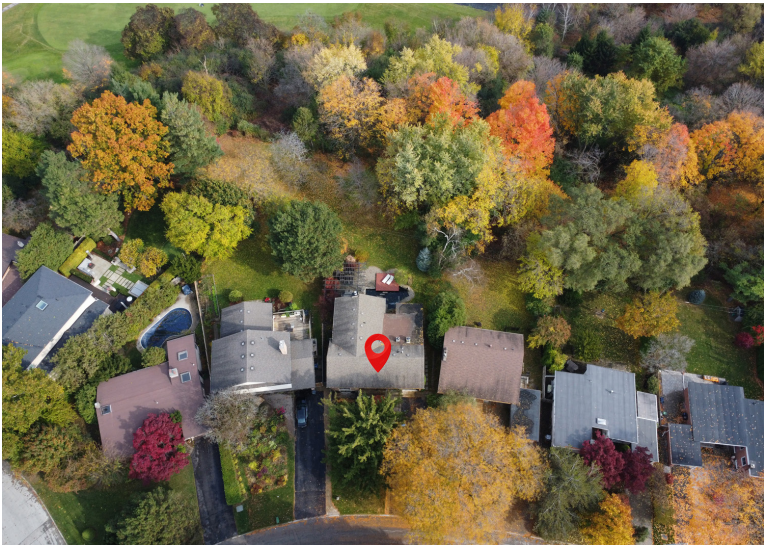














### Special Features

- Designed by architect D’Arcy Dunal
- Re-built by Jacobs Malone '07-'08
- Exercise/Pool Room addition '08
- Side door staircase added
- Garage pulled forward 3-feet
- Indoor Endless pool
- Wood burning fireplace in Family Room
- Gas fireplace in Living Room
- In-ceiling speaker sound system
- Pella windows, some with “in glass” blinds
- In-floor heating on all levels
- Rear yard landscaped including inground pond '12
- Irrigation system in front & backyard
- Central air conditioning
- New boiler '22
- Two new heat pumps '24
- Central vacuum
- 200-amp service

### Exterior

- Irrigation system
- Professionally landscaped '12
- Single car garage (pulled forward 3-feet)
- Five car parking
- Wooden pergola
- Stone patio & driveway border
- Designer privacy walls
- Stone garden
- Roof '08
- Two new heat pumps '24 (on garage roof)

### Foyer

- Built-in Telus alarm system
- High beamed ceiling
- Pot lights
- Slate flooring
- Double sliding door oversized coat closet original to the house
- Custom glass rail to upper & lower levels

### Living Room

- Gas fireplace with marble surround
- High beamed ceilings
- Pot lights & track lighting
- Heated Maple hardwood flooring
- In-ceiling speaker sound system
- Wall-to-wall Pella window with “in glass” blinds
- Pella picture window
- Overlooks front garden & Endless indoor pool

### Dining Room

- Raised ceiling with built-in speaker sound system
- Built-in alcove
- Heated Maple hardwood flooring
- Sliding Pella door walkout with “in glass” blinds & hideaway screen

### Kitchen

- Cherrywood pocket door entry
- Raised ceiling with built-in speaker sound system
- ICON Kitchens Ltd. cherrywood soft close cabinetry
- Peribonka antique honed granite countertop
- Black glass backsplash
- Wall-to-wall pantry & storage unit with built-in alcove & accent lighting
- Heated Maple hardwood flooring
- Pella window with “in glass” blinds & retractable screens
- Central vacuum kick plate
- Built-in stainless-steel KitchenAid double wall oven
- Stainless-steel Panasonic microwave
- Paneled Sub-Zero fridge with bottom mount double drawer freezer
- Miele built-in dishwasher
- KitchenAid induction cooktop
- Built-in stainless-steel VentAHood stove vent

### Kitchen Peninsula

- Peribonka antique honed granite countertop with breakfast bar & extra granite piece to cover sink for extra counter space
- Four bar stools
- Deep stainless-steel undermount double sink with garburator
- Built-in storage cabinets
- Sliding hideaway refuse drawer
- Built-in Sharp TV
- Mounted pot lights

### Exercise Room & Indoor Pool

- Five sconces
- Dedicated heat pump
- High ceilings with 5 built-in speakers sound system
- Wall-to-wall Pella window with remote control (auto retractable) blinds
- Double Pella terrace door walk-out to back garden & golf course
- Custom cork flooring with slate border
- Peribonka antique honed granite pool surround
- Endless indoor 4-foot deep chlorine pool '08
  - Pool cover
  - Heater '08
  - Filter '08
  - Pump '08

### Family Room

- Heated porcelain flooring
- Pella windows
- Double Pella terrace door walkout to garden & golf course
- Overlooks pond, garden & golf course
- Wood burning fireplace with Caesarstone hearth, mantle & hideaway storage
  - Built-in Panasonic TV
- Three built-in wall speakers & two ceiling speakers
- Pot lights
- Double door audio storage closet
  - Nuvo audio sound system
  - Two Nuvo amplifiers
  - Yamaha receiver
  - Denon DVD player
  - Nuvo iPad stand
  - Two Universal remote-control units

### Wet Bar

- Cameo Maple cabinetry
- Built-in stainless-steel Marvel wine fridge
- Marble countertop with undermount stainless-steel sink
- Soft close cabinetry
- Sliding hideaway refuse drawer
- Built-in stainless-steel Fisher & Paykel double dishwasher
- Central vacuum kick plate

### 2 Piece Powder Room

- Custom onyx birds eye maple floating vanity
- Sconce
- Heated porcelain flooring

### Upper Level

- Custom glass rails
- Heated Maple hardwood flooring

### Primary Bedroom

- Raised ceiling with built-in speaker sound system
- Pella window with remote control (auto retractable) blinds
- Heated Maple hardwood flooring
- Custom Cameo wall-to-wall built-in storage unit
- Overlooks back garden & golf course
- Ceiling fan
- In-ceiling speaker sound system
- Large walk-in closet with custom built-in organizers & shelving
  - Pocket door entry

### Bedroom

- Heated Maple hardwood flooring
- Double door closet with attic access
- In-ceiling speaker sound system
- Pella window with “in glass” blinds
- Built-in shelves
- Built-in alcove

### 3 Piece Semi Ensuite Bathroom

- Heated porcelain flooring
- Porcelain shower surround
- In-ceiling speaker sound system
- Pot lights
- Glass barn door entry to wash closet
  - Built-in four door storage cabinet
  - Pella window with “in glass” blinds & retractable screen
- Walk-in shower in porcelain surround, shower wand & foot faucet
- Slate accent wall
- Pella window with remote control (auto retractable) blinds
- Pot lights
- Built-in towel warmer
- Overlooks back garden & golf course
- Floating Cameo vanity with Caesarstone counter, undermount sink & built-in storage
- Two sconces & mirror

### Lower Level

- Flooring lowered
- Heated porcelain flooring
- Two double door storage closets
- Double door access to storage under the stairs
  - Access to crawl space

### Bedroom/Office

- Heated porcelain flooring
- Built-in upper double door storage cubby
- Sliding barn door wall-to-wall closet
  - Custom dresser
- Pot lights
- Built-in wall-to-wall shelf
- Overlooks side garden
- Above-ground Pella window with “in glass” blinds

### Bedroom

- Heated porcelain flooring
- Double door large walk-in closet with built-in organizers
- Overlooks front garden
- Above-ground Pella window with “in glass” blinds

### 4 Piece Bathroom

- Heated porcelain flooring
- Walk-in glass wall shower with rainwater shower head & built-in bench seat
- BainUltra deep jet tub
- Built-in heated towel warmer
- Pot lights
- Porcelain surround
- Cameo vanity with Caesarstone countertop & undermounted sink
- Two sconces
- Built-in storage alcove

### Utility Room

- NT Tankless hot water heater
- Hot water reservoir/holding tank
- Boiler
- Sump pump with backup battery

### Laundry Room

- Heated porcelain flooring
- In-ceiling speaker sound system
- Front loading Whirlpool washer & dryer with built-in sliding drawer storage
- Built-in Caesarstone countertop with stainless-steel undermount sink
- Built-in upper & lower storage cabinets
- Built-in desk
- Transom window
- Pot lights
- Built-in Sharp TV
- Central vacuum kick plat
- Access to large Crawl Space
  - Pool filter '08
  - Pool pump '08
  - Heat exchanger '08
- Walk-up to side door staircase added '08 to side yard



### ***Backyard***

- Two BBQ gas hookups (outside Dining Room door & in backyard)
- Weber GS4 Genesis gas BBQ hookups (outside Dining Room door)
- Professionally landscaped '12
- Stone patio '12
- In-ground ornamental pond with slate waterfall feature & stone steps
- Two outdoor speakers
- Built-in wooden pergola
- Raised wooden deck
- Overlooks golf course
- Irrigation system
- Pond/garden shed
  - Pond filter '12
  - Pond pump '12

### ***In Your Neighbourhood***

- Donalda Golf Club
- Shoppers Drug Mart
- Bond Park
- Don Mills Tennis Club
- CF Shops at Don Mills
- VIP Cineplex movie theatre
- Metro Grocery Store
- LCBO
- Don Mills Public Library
- Real Canadian Superstore
- Soon-to-be Crosstown Community Centre
- Edwards Gardens
- Charles Sauriol Conservation Area
- Wilket Creek Recreational Trail
- TTC & soon-to-be LRT (Science Centre station)
- DVP & Highway 401
- Norman Ingram Public School
- Don Mills Middle School
- Don Mills Collegiate Institute
- Northern Secondary School
- Broadlands Public School
- Windfields Middle School
- York Mills Collegiate Institute
- Denlow Public School
- Milne Valley Middle School
- Leaside High School
- St. Bonaventure Catholic School
- Our Lady of Wisdom Catholic School
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen
- Crescent School
- Toronto French School
- Havergal College

