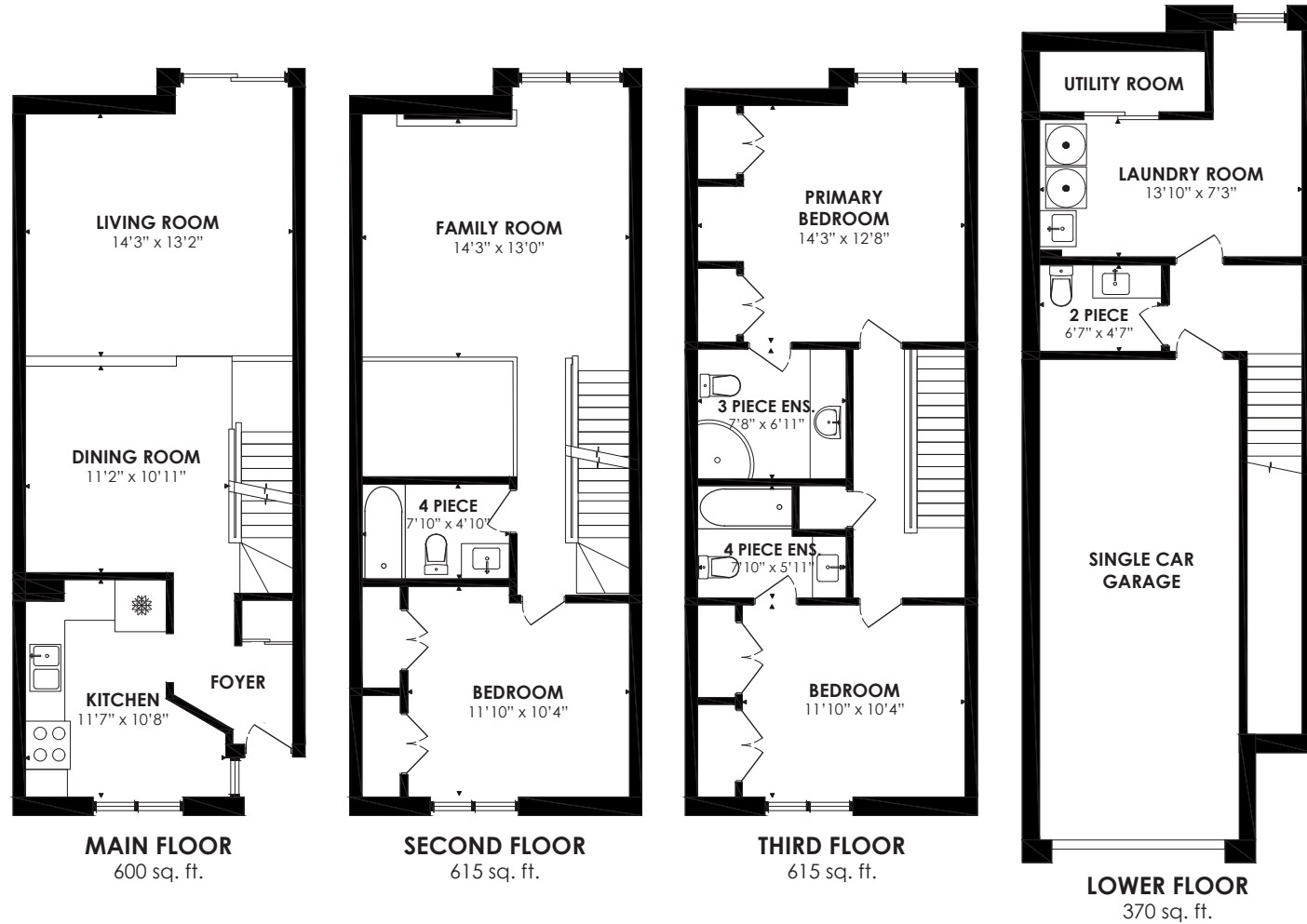


Floor Plan



Signature Realty
IND. OWNED & OPERATED BROKERAGE



TAXES: \$4,263.12 (2024)

BEDROOMS: 3

POSSESSION: 60 days/TBA

BATHROOMS: 2x4, 1x3, 1x2

PARKING: Built-in single car garage & 1 car driveway parking

MAINTENANCE FEES: \$933.38/month includes water, building insurance, common elements, parking, snow removal and summer landscaping in back and front yards of all units.

For more photos &
information on
this property

SCAN HERE



Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | 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.

WELCOME TO 22 Dutch Myrtle Way









Exterior

- Built-in single car garage
- One car driveway parking
- Large terrace

Backyard

- Private
- Patio
- Mature shrubs

Foyer

- Sliding double door coat closet
- Hardwood flooring

Kitchen

- Renovated
- Hardwood flooring
- Quartz countertops
- Stainless-steel double undermount sink
- Tile backsplash
- Floor-to-ceiling pantry
- Eat-in area
- Overlooks front terrace
- Kenmore built-in stainless-steel microwave
- Whirlpool stainless-steel double oven
- Maytag stainless-steel bottom mount fridge
- Built-in stainless-steel dishwasher

Dining Room

- Open concept
- Hardwood flooring
- Vaulted ceiling

Living Room

- Sunken room
- Hardwood flooring
- Sliding door walkout to back garden
- New pot lights

2nd Level

- Hardwood flooring

Family Room

- Hardwood flooring
- New pot lights
- Overlooks back garden
- Overlooks Dining Room
- Wood burning fireplace with stone surround & wooden mantle

Bedroom

- Broadloom
- Ceiling fan
- Two double door closets with new hardware
- Overlooks front terrace

4 Piece Bathroom

- Renovated
- Porcelain flooring
- Vanity with granite countertop, inlay sink & built-in storage

3rd Floor

- Skylight
- Broadloom
- Ceiling fan
- Linen closet

Primary Bedroom

- Broadloom
- Two double door closets with new hardware
- Ceiling fan
- Overlooks back garden
- Built-in TV

3 Piece Ensuite Bathroom

- Wall-to-wall vanity with built-in storage

Bedroom

- Broadloom
- Overlooks front terrace
- Two double door closets with new hardware

4 Piece Ensuite Bathroom

- Renovated
- Vanity with stone countertop, inlay sink & built-in storage

Lower Level

- Renovated
- Walk-out to Garage
- Porcelain flooring

Laundry Room

- Renovated
- Porcelain flooring
- Built-in storage cabinet
- Storage unit
- LG front loading washer & dryer

Utility Room

- Double sliding door
- Furnace
- Hot water tank (rental)

2 Piece Powder Room

- Renovated
- Vanity with stone countertop, inlay sink & built-in soft-close storage

Amenities

- BBQ's allowed
- Visitor parking

In Your Neighbourhood

- Donalda Golf Club
- Shoppers Drug Mart
- Bond Park
- Don Mills Tennis Club
- CF Shops at Don Mills with top rated restaurants
- 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 (French Immersion)
- Windfields Middle School (French Immersion)
- York Mills Collegiate Institute (French Immersion)
- Denlow Public School (middle Immersion)
- Milne Valley Middle School (middle Immersion)
- Leaside High School (middle Immersion)
- St. Bonaventure Catholic School (extended French)
- Our Lady of Wisdom Catholic School (French Immersion)
- Crestwood Preparatory College
- La Citadelle Int. Academy of Arts and Science
- Bayview Glen JK – Upper School
- Crescent School
- Toronto French School
- Havergal College