

LOT SIZE: 36.03 x 126.42 (south), 124.54 (north), 36.08 (rear)

TAXES: \$5,786.69 (2024)

POSSESSION: Immediate/TBA

BEDROOMS: 4

BATHROOMS: 2x4, 1x2

PARKING: Single car garage & 2 car parking

For more photos &
information on
this property

SCAN HERE



Signature Realty
IND. OWNED & OPERATED BROKERAGE



SRES

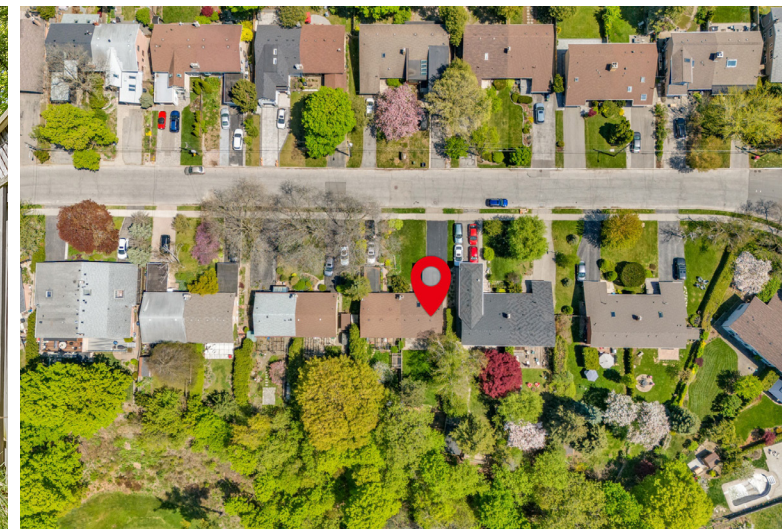


Royal LePage
Shelter Foundation
COMMISSION
DONOR

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

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.

— WELCOME TO —
136 Three Valleys Drive



www.136ThreeValleys.com





Special Features

- Ravine lot
- New flat roof with new downspout into side garden '21
- New casement opening windows '21
- New window blinds '21
- New LED lighting '21
- New carpeting upper level '21
- New sewer line out of the house '21
- New stainless-steel Kitchen Appliances '21 –'24
- New pitched roof '24
- New HVAC including Bosch heat pump with Bosch furnace back-up '24
- New Navien high-efficiency tankless water heater '25
- In-ground irrigation system (installed in 2017)

Exterior

- Newly re-sealed driveway
- Interlocking walkway & side walkway
- Two car parking
- Built-in single car garage
- Bosch heat pump '24
- Mature trees & shrubs
- In-ground-irrigation system

Foyer

- Skylight
- High ceiling
- Glass block windows
- Designer chandelier
- Transom windows
- Porcelain flooring
- Hardwood flooring
- Coat closet

Living/Dining Room

- Open concept
- Two double French door walk-outs to back patio & ravine
- Ravine views
- Hardwood flooring
- Pot lights
- Chandelier
- ECOBEE Smart Thermostat '24

Kitchen

- Overlooks Living/Dining Room
- Overlooks side garden
- Hardwood flooring
- Terra cotta backsplash
- Under cabinet lighting
- Pot lights
- Breakfast bar with sliding drawer storage
- New LG convection oven with induction cooktop and warming drawer '22
- New stainless-steel over the range Whirlpool microwave and hood combo '22
- New stainless-steel built-in Bosch dishwasher '21
- New stainless-steel LG French door bottom mount fridge '24

Laundry/Utility Room

- Pocket door entry
- New HVAC including Bosch heat pump with Bosch furnace back-up '24
- New Navien high-efficiency tankless water heater '24
- New stainless-steel laundry sink & cabinet '24
- Overlooks front garden
- Under stairs storage/crawl space accessible from utility room
- Maytag washer & dryer

2 Piece Powder Room

- Renovated
- New toilet '21
- Porcelain flooring
- Pedestal sink
- Built-in double door broom closet with shelving

Upper Level

- New broadloom '21
- Linen closet

Primary Bedroom

- New ceiling fan in master '21
- New broadloom '21
- Overlooks front & side gardens
- Oversized double closet with built-in organizers/shelving

4 Piece Ensuite Bathroom

- Renovated
- Sun-filled
- Ceramic tile flooring
- Soaker tub
- New vanity light '24
- New towel rack '24
- New shower head '24
- Porcelain tile surround
- Large vanity mirror with built-in storage
- Overlooks side garden

2nd Bedroom

- New broadloom '21
- Overlooks back garden
- Ravine views
- Large closet with built-in organizers

Third Bedroom

- New broadloom '21
- Overlooks back garden
- Ravine views
- 2 closets

Fourth Bedroom

- Overlooks front garden
- New broadloom '21
- Closet



4 Piece Main Bathroom

- Sun-filled
- Overlooks side garden
- Ceramic tile flooring
- Pedestal sink
- Vanity Mirror with storage
- Free-standing cabinet with top & drawers
- New towel rack '24
- Acrylic tub surround
- New shower head '24

Backyard

- Ravine views
- Raised wooden deck with removable fire pit
- Custom garden shed
- Interlocking patio
- In-ground-irrigation system

In Your Neighbourhood

- Steps to Donalda Golf Club
- Steps to Betty Sutherland trail
- Steps to Deerlick Creek Park & walking trails
- Charles Sauriol Conservation Area
- Three Valleys Park with tennis courts
- Broadlands Community Centre with tennis courts & skating rink
- Don Mills Public Library
- Donwood Plaza
- Your Independent Grocer
- Shoppers Drugmart
- CF Shops at Don Mills
- Restaurants, LCBO, Metro & VIP Movie Theatre
- Longo's at York Mills Garden
- Three Valleys Public School
- Milne Valley Middle School (Middle Immersion)
- George S Henry Academy
- Broadlands Public School (Immersion)
- Windfields Middle School (Immersion)
- York Mills Collegiate Institute (Immersion)
- Rene Gordon Health and Wellness Academy
- Senator O'Connor College School
- Annunciation Catholic School
- Our Lady of Wisdom Catholic School
- St. Bonaventure CES
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen
- Crescent School
- Toronto French School
- Havergal College

Inclusions

- Electric light fixtures, window coverings, new LG convection oven with induction cooktop and warming drawer '22, new stainless-steel over the range Whirlpool microwave and hood combo '22, new stainless-steel built-in Bosch dishwasher '21, new stainless-steel LG French door bottom mount fridge '24, Maytag washer & dryer, new HVAC including Bosch heat pump with Bosch furnace back-up '24, new Navien high-efficiency tankless water heater '24, garden shed, central air conditioner & garden shed