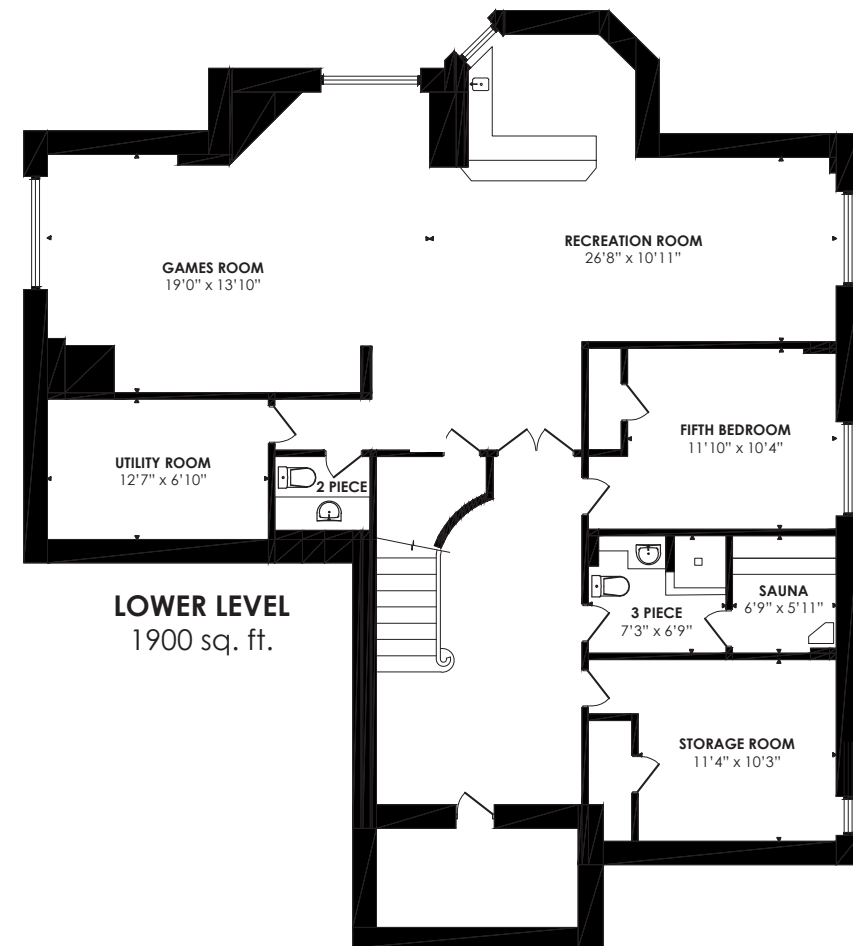


Floor Plan

ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE



LOT SIZE: 60.06 x 128.42 (south), 126.95 feet (north), 60.08 (rear)

TAXES: \$14,012.51/2024

BEDROOMS: 4 + 1

BATHROOMS: 1x6, 1x5, 1x4, 1x3, 2x2

PARKING: Double car garage & 6 car parking

POSSESSION: August/September/TBA

For more photos &
information on
this property

SCAN HERE



Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | 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.

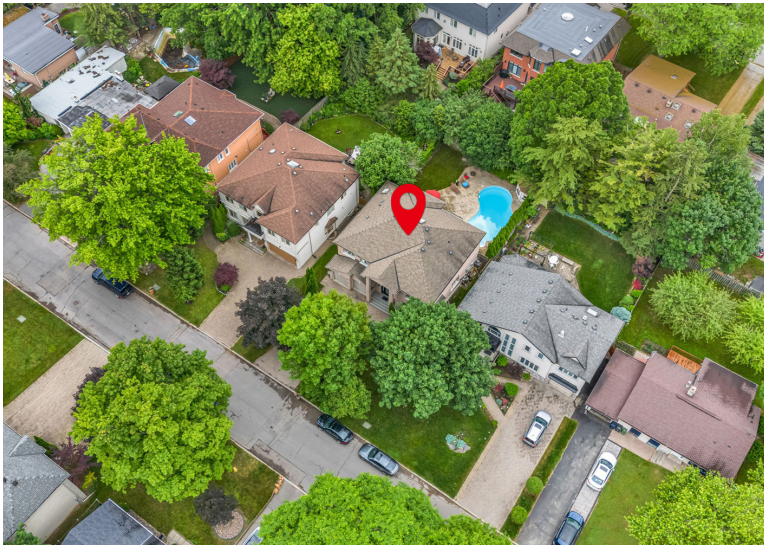
20 Hurlingham Crescent



www.20Hurlingham.com







Exterior

- Interlocking driveway
- Textured concrete steps
- Four car parking
- Double car garage
- Mature trees
- Built-in lamp post
- Exterior pot lights
- EUFY 'smart' security camera
- EUFY 'smart' doorbell
- Two brick pillars
- Roof '15

Backyard

- 'Smart' irrigation system
- Trex patio with removable steps (great for a winter skating rink)
- Mature privacy cedars
- Pool cabana
- Roughed-in gas BBQ hookup
- Fenced yard
- Textured concrete patio
- In-ground vinyl pool
 - Sand filter '23
 - Heat exchanger '23
 - Pump motor '22
 - Chlorine generator unit '22
 - Removable child safety pool fencing

Foyer

- Skylight
- Two-storey open concept
- Large, featured transom window
- Two new frosted side transom windows '19
- New frosted glass front door '19
- Crown moulding
- Pot lights
- Two coat closets
- Storage/broom closet
- Marble flooring re-polished '25
- Walk-out to side yard
- Central vacuum with new motor '24

Living Room

- Hardwood flooring
- Gas fireplace with decorative moulded surround & mantle
- Accent lighting over fireplace
- Crown moulding
- Picture window
- Overlooks front garden

Dining Room

- Formal room
- Hardwood flooring
- Crown moulding
- Chandelier
- Overlooks side garden

Kitchen

- Updated '19
- French door entry
- Granite countertop with peninsula breakfast bar
- Granite backsplash
- California style shutters
- Pendant light
- Ceramic tile flooring
- Pot lights
- Soft close cabinets
- Under cabinet lighting
- Overlooks pool & back garden
- Breakfast nook
- Skylight
- Sliding door walk-out to back garden & pool
- KitchenAid stainless-steel French door bottom mount fridge
- KitchenAid built-in stainless-steel oven
- KitchenAid built-in stainless-steel oven with convection
- KitchenAid built-in stainless-steel warming drawer
- KitchenAid built-in stainless-steel 5-burner gas cooktop
- KitchenAid built-in stainless-steel stove vent
- KitchenAid built-in stainless-steel dishwasher

Family Room

- Double French door entry
- Hardwood flooring
- Gas fireplace with porcelain surround
- Crown moulding
- Pot lights
- Picture window
- Overlooks back garden

Den/Office

- French door entry
- Hardwood flooring
- Wall-to-wall built-in desk & two bookcases
- Paneled walls
- Pot lights
- Crown moulding
- Custom shades

Laundry Room

- Ceramic tile flooring
- Whirlpool washer
- Kenmore dryer
- Built-in shelving
- Overlooks side yard
- Countertop with storage cabinets & deep laundry sink
- Large double closet
- Access to double car garage

2 Piece Powder Room

- Marble flooring
- Crown moulding
- Pot lights
- Pedestal sink

2nd Level

- Freshly painted '25
- Refinished staircase '25
- Skylight
- Crown moulding
- Pot lights
- Hardwood flooring '20
- Linen closet
- Overlooks foyer

Primary Bedroom

- Freshly painted '25
- Double door entry
- Hardwood flooring
- Overlooks back garden & pool
- Crown moulding
- Sitting area
- Pot lights
- Chandelier
- Large walk-in closet/dressing room with built-in organizers & built-in vanity with storage

6 Piece Ensuite Bathroom

- Skylight
- Re-polished marble flooring '25
- Large corner jet tub
- Walk-in shower with glass door entry, bench seating & marble surround
- Wall-to-wall vanity with 2 undermount sinks, stone countertop & built-in storage
- California style shutters
- Overlooks back garden & pool
- Wash closet with toilet, bidet & marble flooring

Second Bedroom

- Freshly painted '25
- Hardwood flooring
- Overlooks front garden
- Custom wall-to-wall LED tightrope lighting
- Walk-in closet with built-in organizers
- Attic access

4 Piece Ensuite Bathroom

- Ceramic tile flooring
- California style shutters
- Vanity with stone countertop, undermount sink & built-in storage

Third Bedroom

- Freshly painted '25
- Hardwood flooring
- Overlooks front garden
- Two sconces
- Custom shades
- Multi colour LED track lighting with remote
- Double closet with built-in organizers

5 Piece Semi Ensuite Bathroom

- Ceramic tile flooring
- Vanity with stone countertop, 2 undermount sinks & built-in storage
- California style shutters

Fourth Bedroom

- Freshly painted '25
- Hardwood flooring
- Custom shades
- Double closet with built-in organizers
- Overlooks back garden & pool

Lower Level

- Broadloom
- Freshly painted '25
- High ceiling
- Access to cold room
 - Kirkland fridge
 - Kenmore deep freezer
 - Built-in shelving
 - Ceramic tile flooring

Storage Room

- Glass block window
- Closet

3 Piece Bathroom

- New corner counter with accent lighting '23
- Ceramic tile flooring
- Sauna
- Sconce
- Walk-in shower with glass door entry '23 with porcelain surround

Fifth Bedroom

- Freshly painted '25
- Broadloom
- Above-ground window
- Closet

Recreation & Games Room

- Double French door entry
- Broadloom
- Gas fireplace
- LED track lighting
- Built-in wet bar
 - Built-in storage
 - Mirrored backsplash
 - Large pendant light
- Access to storage under stairs
 - Built-in coat closet

2 Piece Powder Room

- Ceramic tile flooring
- Wall-to-wall vanity

Utility Room

- Furnace
- Hot water tank (rental)
- Above-ground window
- 200-amp service
- Central air conditioning '25

In Your Neighbourhood

- Bond Park
- Don Mills Tennis Club
- Banbury Tennis Club
- Banbury Community Centre
- Donalda Golf Club
- CF Shops at Don Mills with shops & restaurants
- VIP Cineplex movie theatre
- Longo's at York Mills Garden
- Metro Grocery Store
- LCBO
- Don Mills Public Library
- Don Mills Trail/Leaside Spur Trail
- Edwards Gardens
- Oriole GO Station
- Bayview Village Shopping Centre
- North York General Hospital
- Steps to Don Mills walking trail which links to York Mills Gardens/Longo's to Wilket Creek Park Steps to Don Mills and/or Lawrence TTC routes & soon-to-be LRT
- Denlow Public School (Junior Extended French & Middle Immersion)
- Windfields Middle School
- York Mills Collegiate Institute
- Northern Secondary School
- Dunlace Public School (Early French Immersion)
- Milne Valley Middle School (middle Immersion)
- Leaside High School (middle Immersion)
- St. Bonaventure (Extended French)
- Our Lady of Wisdom (French Immersion)
- La Citadelle International Academy of Arts & Science
- Bayview Glen JK-Upper School
- Toronto French School
- Havergal College (girls)

Inclusions

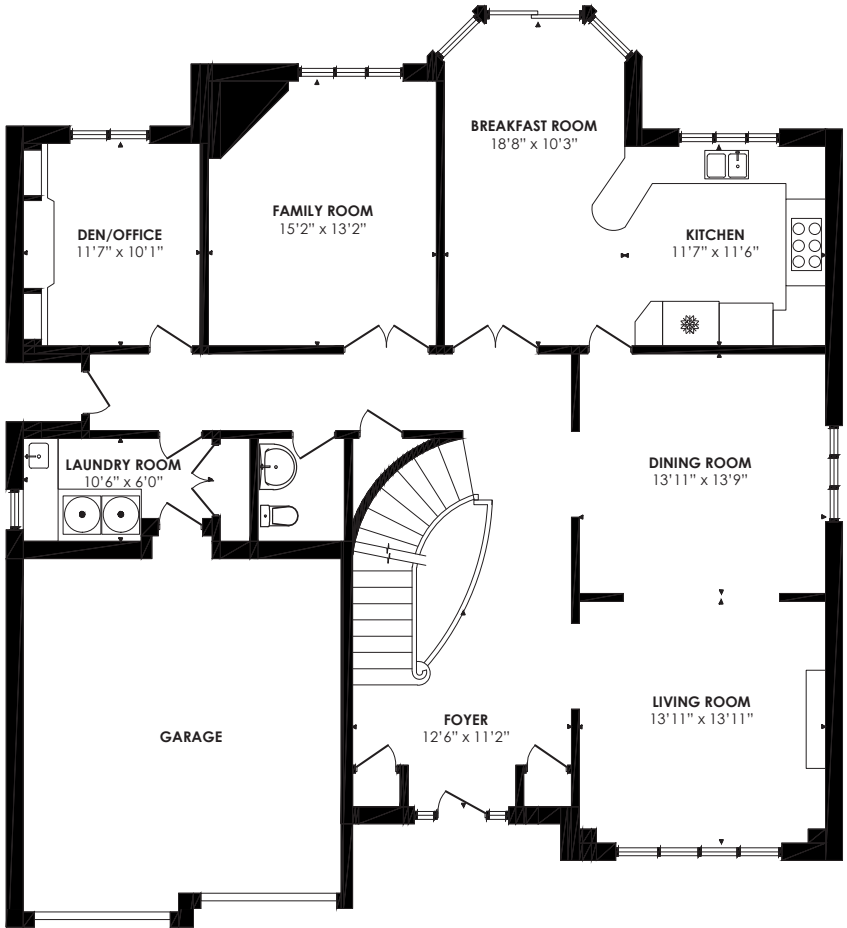
- Electric light fixtures, window coverings, garage door opener, EUFY 'smart' security camera, EUFY 'smart' doorbell, pool cabana, Inground vinyl pool & accessories, child safety pool fencing, sand filter '23, heat exchanger '23, pump motor '22, chlorine generator unit '22, KitchenAid stainless-steel French door bottom mount fridge, KitchenAid built-in stainless-steel oven, KitchenAid built-in stainless-steel oven with convection, KitchenAid built-in stainless-steel warming drawer, KitchenAid built-in stainless-steel 5-burner gas cooktop, KitchenAid built-in stainless-steel stove vent, KitchenAid built-in stainless-steel dishwasher, Whirlpool washer, Kenmore dryer, Kirkland fridge, Kenmore deep freezer, central air conditioner '25 & furnace.

Exclusions

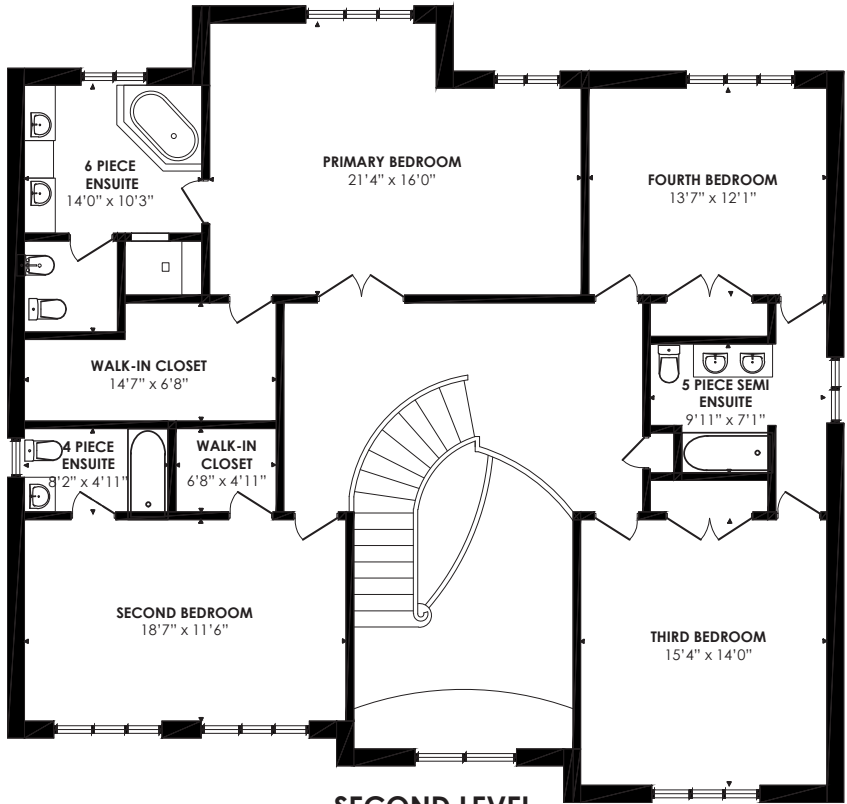
- None

Rentals

- Hot water tank



MAIN LEVEL
1785 sq. ft.



SECOND LEVEL
1780 sq. ft.