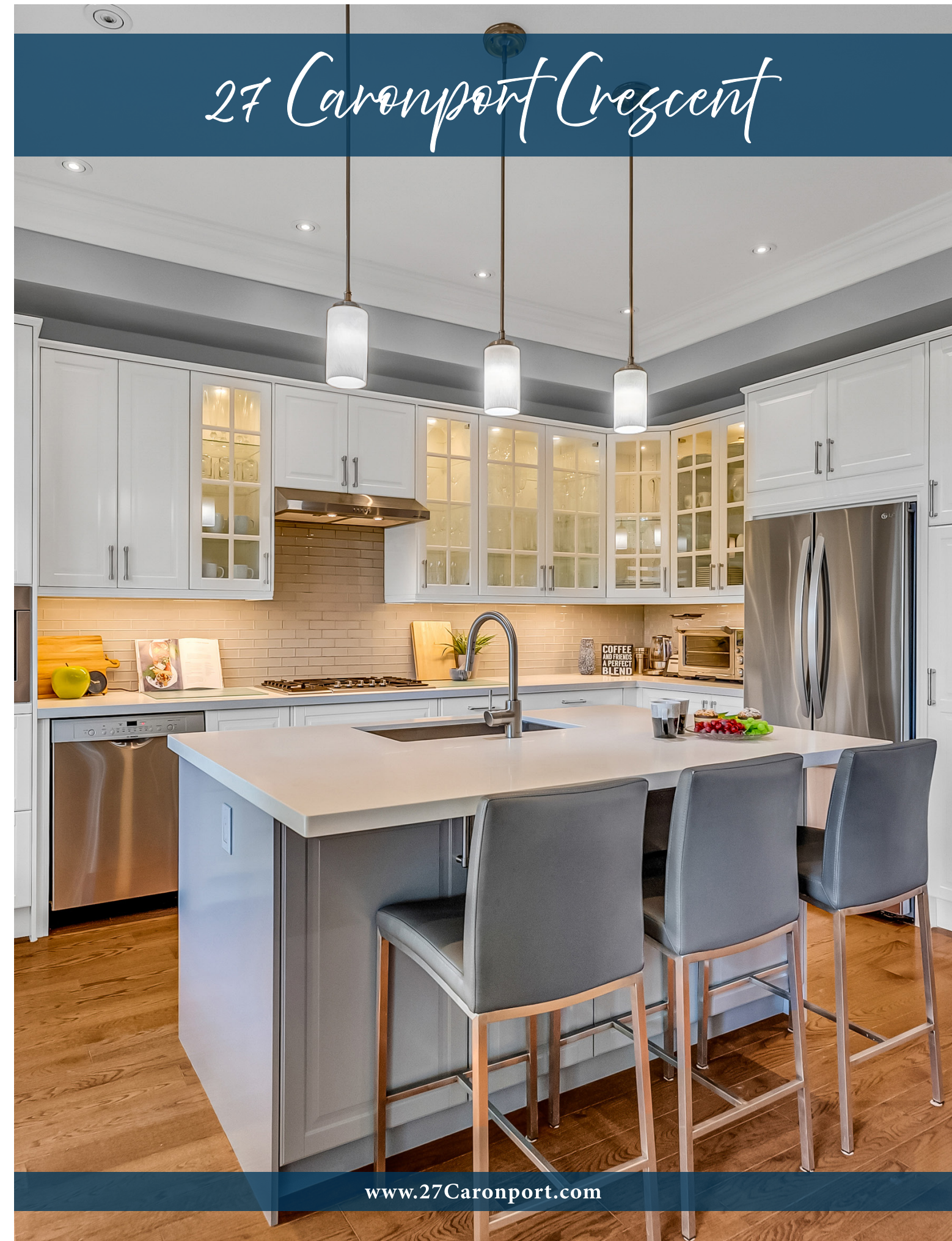
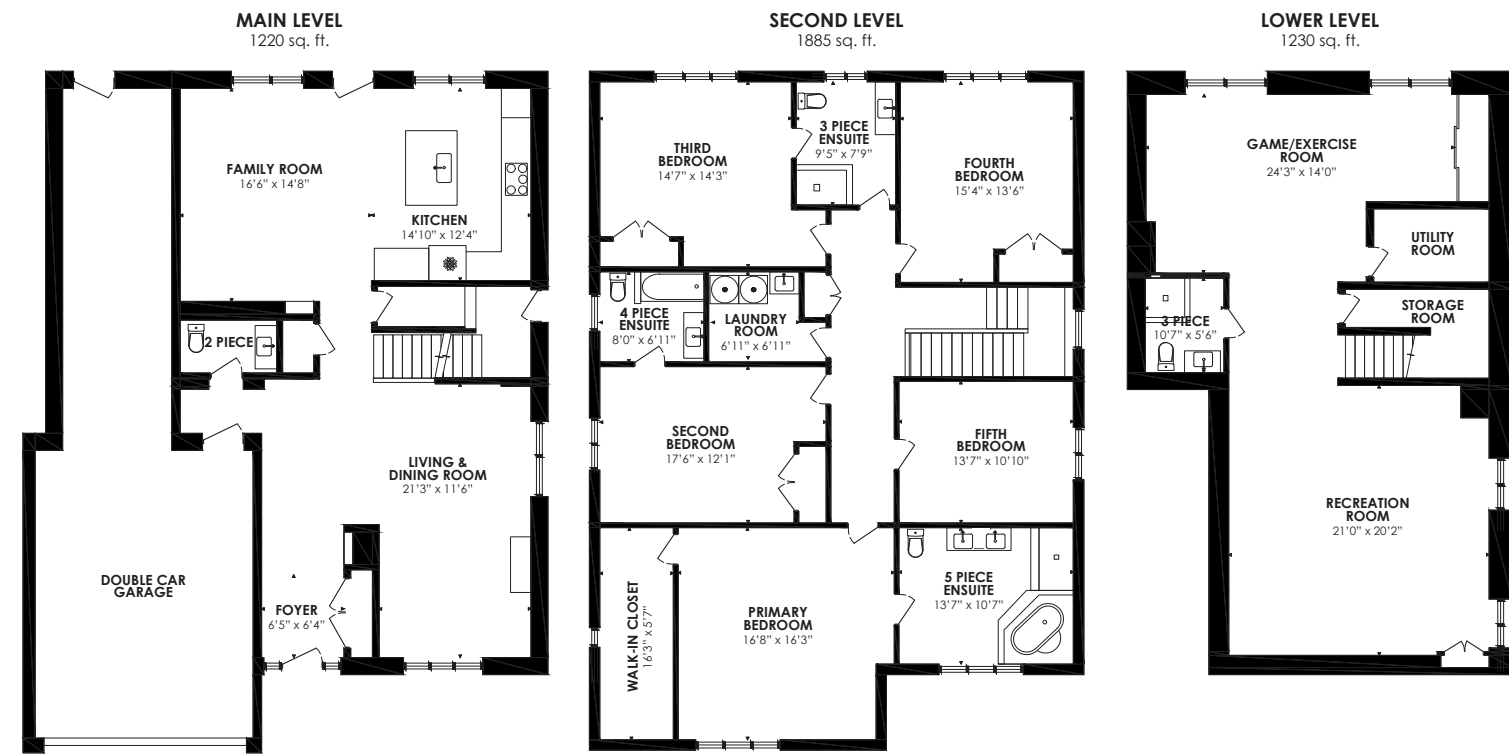


Floor Plan

ROYAL LEPAGE Signature Realty
IND. OWNED & OPERATED BROKERAGE



LOT SIZE: 50 x 119.98 feet

TAXES: \$12,201.13/2025

BEDROOMS: 5

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

PARKING: Double car garage & 4 car parking

POSSESSION: 30-60 days/TBA

For more photos &
information on
this property

SCAN HERE



Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

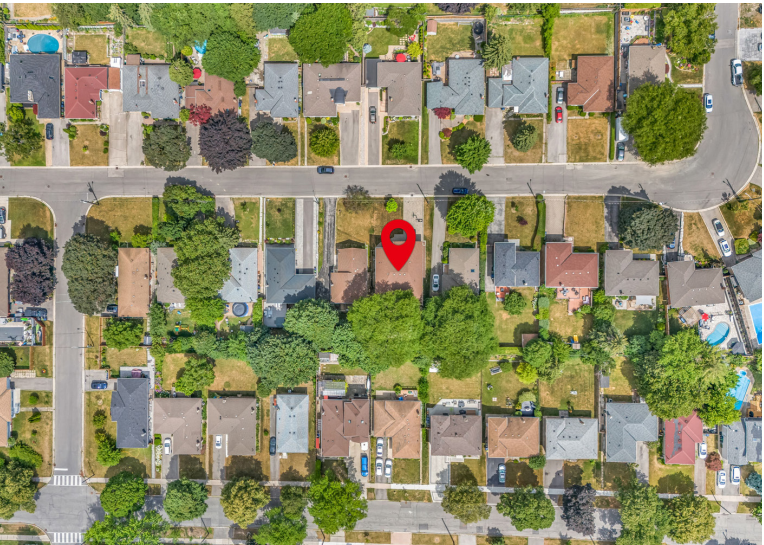
direct 416.390.2566 | office 416.443.0300 | fax 416.443.8619 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as 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.

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Special Features

- Custom built home '16
- High ceilings
- LED pot lights
- Custom shades & blinds
- Chef's kitchen
- Main floor family room
- Private backyard with hot tub
- Finished lower level
- Laundry room on upper level
- 200-amp service
- Furnace '16
- Central air conditioner '16
- Central vacuum '16

Exterior

- Interlocking stone driveway
- Four car parking
- Mature shrubs
- Ring doorbell
- Valance lighting
- Stone steps
- Double car garage with walk-in storage area
 - GE fridge '23
 - MyQ smart garage door (app required)
 - Two garage door remotes
 - Keypad entry

Backyard

- Private
- Fenced yard
- Hot tub
- Interlocking patio
- Gas BBQ hookup
- Mature Cedars
- Valance lighting
- Natural gas fire pit

Foyer

- Double door coat closet with built-in organizer
- LED pot lights
- Crown moulding
- Alcove with built-in accent lighting
- Frosted glass windows with iron inlay
- Porcelain flooring

Dining Room

- Open concept
- Hardwood flooring
- Crown moulding
- LED pot lights
- Designer chandelier
- Custom shades
- Large pantry with built-in lighting
- Access to separate entrance

Living Room

- Open concept
- Custom shades
- Overlooks front garden
- Gas fireplace with stone surround & mantle
- Crown moulding
- LED pot lights

Mud Room

- Access to Garage
- Hardwood flooring

2 Piece Powder Room

- Porcelain flooring
- LED pot lights
- Oversized floating vanity with soft close storage

Family Room

- Open concept
- Hardwood flooring
- LED pot lights
- Crown moulding
- Alcove with built-in accent lighting
- Custom shades
- Overlooks backyard
- Terrace door walkout to back yard with Phantom hideaway screen

Kitchen

- Open concept
- Quartz countertop
- Glass tile backsplash
- Under cabinet lighting
- Crown moulding
- Soft close cabinetry
- Custom shades
- Overlooks back garden
- Bosch built-in stainless-steel coffee system
- Bosch built-in stainless-steel dishwasher
- Bosch built-in stainless-steel 5 burner gas cooktop
- American Standard built-in stainless-steel stove vent
- Bosch built-in stainless-steel convection oven
- Bosch built-in stainless-steel microwave
- New LG stainless-steel bottom mount French door fridge

Kitchen Island

- Quartz countertop with breakfast bar
- Soft close cabinetry
- Oversized stainless-steel undermount sink
- Overlooks Family Room & backyard

Upper Level

- Pot lights
- Custom shades
- Crown moulding
- Hardwood flooring
- Double door linen closet

Primary Bedroom

- Hardwood flooring
- LED pot lights
- Custom shades
- Overlooks front garden
- Overlooks front garden
- Huge walk-in closet with built-in organizers

5 Piece Ensuite Bathroom

- Heated porcelain flooring
- Jacuzzi jet tub
- LED pot lights
- Custom vanity with two sinks, stone countertop & built-in storage
- Walk-in glass wall shower with rainwater shower head & handheld wand
- Built-in heated towel rack
- Custom shades
- Overlooks front garden

Second Bedroom

- Hardwood flooring
- LED pot lights
- Double door closet with built-in organizers

4 Piece Ensuite Bathroom

- Heated porcelain flooring
- LED pot lights
- Floating vanity with soft close cabinetry
- California style blinds
- Soaker tub

Laundry Room

- Porcelain flooring
- Access to attic
- Built-in clothing rack
- Front loading Samsung washer
- Front loading Electrolux dryer

Third Bedroom

- Hardwood flooring
- LED pot lights
- Double door closet
- California style blinds
- Overlooks backyard

3 Piece Semi-Ensuite Bathroom

- Heated porcelain flooring
- LED pot lights
- Heated porcelain tile flooring
- Overlooks backyard
- Walk-in glass wall shower with rainwater shower head & handheld wand
- Built-in heated towel rack
- Floating vanity with soft close storage
- California style blinds
- Frosted glass windows

Fourth Bedroom

- Hardwood flooring
- LED pot lights
- Double door closet
- California style blinds
- Overlooks backyard

Fifth Bedroom/Office

- Hardwood flooring
- LED pot lights

Lower Level

- Walk-in storage room

Recreation Room

- LED pot lights
- Everest Premier floating hardwood flooring '24
- Two above-ground windows
- 200-amp service

3 Piece Bathroom '24

- Ceramic tile flooring
- Floating vanity with soft close cabinetry
- Walk-in glass wall shower
 - Porcelain flooring with glass tile inlay

Utility Room

- Ceramic tile flooring
- Hot water tank (rental) '24
- Furnace with humidifier

Exercise/Games Room

- Everest Premier floating hardwood flooring '24
- Two above-ground windows
- LED pot lights
- Frosted triple sliding glass door storage closet

In Your Neighbourhood

- Broadlands Community Centre with tennis courts & skating rink
- Steps to Deerlick Creek Park & walking trails
- Steps to Cassandra Park
- Charles Sauriol Conservation Area
- Express bus on Underhill to Downtown
- Donalda Golf Club
- Don Mills Public Library
- Donwood Plaza with Valumart & Shoppers Drugmart
- Rosenbaums Butcher
- Oompa Bakery
- Pointe Dance Toronto
- CF Shops at Don Mills with shops, restaurants, LCBO, Metro & VIP Movie Theatre
- Longo's at York Mills Garden
- Ranchdale Public School
- Milne Valley Middle School (grades 6-8 middle Immersion)
- Victoria Park Collegiate (grades 9-12)
- Broadlands Public School (grades JK-5 French Immersion)
- Windfields Middle School (grades 6-8 French Immersion)
- York Mills Collegiate Institute (grades 9-12 French Immersion)
- Cassandra Public School (grades JK-05 Junior extended & middle Immersion)
- Leaside High School (grades 9-12 middle Immersion)
- Senator O'Connor College School (grades 9-12)
- Annunciation (grades JK-8)
- Our Lady of Wisdom (grades JK-8 French Immersion)
- St. Bonaventure CES (Extended French program grades 5-8)
- Crestwood Preparatory College (grades JK to 6)
- La Citadelle International Academy of Arts and Science (daycare-grade 12)
- Bayview Glen JK – Upper School
- Crescent School (boys grades 3 to 12)
- Toronto French School (grades pre K to 12)
- Havergal College (girls grades JK to 12)

Inclusions

- Electric light fixtures, window coverings, Ring doorbell, MyQ smart garage door (app required), hot tub & accessories, natural gas fire pit, GE fridge in garage, alarm system with Swann camera's (monthly fee required), central vacuum & accessories, Bosch built-in stainless-steel coffee system, Bosch built-in stainless-steel dishwasher, Bosch built-in stainless-steel 5 burner gas cooktop, American Standard built-in stainless-steel stove vent, Bosch built-in stainless-steel convection oven, Bosch built-in stainless-steel microwave, new LG stainless-steel bottom mount French door fridge, front loading Samsung washer & front loading Electrolux dryer

Exclusions

- None

Rentals

- Hot water tank '24

