



LOT SIZE: 50.4 x 119.85 feet

BEDROOMS: 4

PARKING: Single car garage & 1 car parking

TAXES: \$10,670.33/2025

BATHROOMS: 2x4, 2x3

POSSESSION: Immediate/TBA

For more photos &
information on
this property

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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.

6 Crossburn Drive



www.6Crossburn.com







Exterior

- Interlocking extra wide single car driveway
- Single car garage
- Two decorative pillars with built-in lighting
- Mature privacy cedars
- Stone steps & patio
- Mature trees & shrubs

Foyer

- Two-storey cathedral ceilings
- Custom accent lighting
- Exposed wooden beams
- Pot lights
- Custom chandelier
- Stone flooring
- Double door coat closet
- Access to Garage
- Oak staircase to second level

Living/Dining Room

- Open concept
- High ceilings
- Hardwood flooring
- Gas fireplace with wooden mantle
- Wainscoting
- Pot lights
- Corner window
- Chandelier
- Crown moulding
- Custom inlay accent lighting
- Large picture window
- Overlooks front garden

Kitchen

- Pine cabinetry
- Walk-in pantry
- Pot lights
- Under cabinet lighting
- Ceramic tile flooring
- Ceramic tile backsplash
- Custom accent lighting
- Pass-through to solarium
- Built-in office nook
- Wainscoting
- Sunken breakfast nook
- Stainless-steel Frigidaire oven
- Built-in stove vent
- Built-in stainless-steel Maytag dishwasher

Solarium

- Sliding door walkout to patio & pool
- Ceramic tile flooring
- Wood stove ‘as is’ with wooden mantle
- Exposed stone wall
- Wall-to-wall windows

Main Floor Hallway

- Hardwood flooring
- Linen closet

Bedroom

- Broadloom
- Ceiling fan
- Overlooks pool & back garden
- Mirrored double closet
- Wainscoting
- Two built-in lights

Office

- Sliding door walk-out to pool & back garden
- Custom built-in desk & shelving
- Hardwood flooring
- Ceiling fan
- Wainscoting
- Three sconces
- Pot lights

4 Piece Bathroom

- Jet tub ‘as is’
- Ceramic tile surround
- Ceramic tile flooring
- Built-in medicine cabinet
- Wainscoting

2nd Level

- Overlooks Foyer
- Overlooks pool
- Linen closet

Family Room

- Two entrances
- Hardwood flooring
- Juliette balcony
- Wainscoting
- High ceilings
- Two sconces
- Glass block windows
- Transom window

Den

- Custom built-in shelving
- Broadloom
- Two double door entries to walk-in crawl space
- Possible 5th bedroom
- Glass block windows
- High ceilings
- Accent lighting for stained glass window
- Pot lights
- Access to upper crawl space/storage area
- Two sconces
- Double door access with ladder to another bedroom

Primary Bedroom

- Hardwood flooring
- Ceiling fan
- Overlooks pool & backyard
- Four sconces
- Custom built-in vanity
- Stone counter
- Undermount sink
- Sliding drawer storage
- Mirrored backsplash with custom hideaway chair
- Glass block windows
- Two custom built-in shelving units
- Large walk-in closet with built-in organizers

4 Piece Ensuite Bathroom

- Pot lights
- Heat lamp
- Glass block windows
- Overlooks pool & backyard
- Large jet tub ‘as is’
- Stone surround & flooring
- Built-in heated towel rack ‘as is’
- Two built-in mirrors
- Custom vanity with stone countertop with undermount sink & sliding drawer storage

Bedroom

- Broadloom
- Overlooks pool & backyard
- Two built-in bookshelves
- Glass block window
- Two closets
- Three sconces
- High ceilings

Bedroom

- Broadloom
- Custom built-in window bench seat
- Two double door closets with upper open storage areas
- Large closet with two double doors & built-in organizers
- Ceiling fan
- Custom vanity with built-in sink ‘as is’ with hideaway storage & sliding drawer storage

3 Piece Bathroom

- Pot lights
- High ceilings
- Custom window overlooks Foyer
- Walk-in glass shower door
- Porcelain flooring & surround
- Vanity with undermount sink, sliding drawer storage & stone countertop

Lower Level

- Cedar storage closet under stairs
- Built-in wet bar with stone façade & built-in glass shelving & mirrored backsplash

Games Room

- Broadloom
- Paneled walls
- Storage Room
 - Sand Dollar High Rate Sand Filter
 - Hayward Super Pump
- Built-in shelving
- Storage Room
 - Built-in workbench
 - Built-in shelving

Recreation Room

- Paneled walls
- Exposed wooden beams
- Gas fireplace with stone surround
- Large walk-in storage closet with built-in shelving, storage units & Kenmore freezer

Laundry Room

- Viking dryer
- Kenmore washer
- Moffat fridge
- Paneled walls

Utility Room

- Hot water tank (rental)
- Furnace
- Above-ground window

3 Piece Bathroom

- Walk-in shower with ceramic tile surround
- Paneled walls
- Above-ground window
- Built-in medicine cabinet
- Two sconces

Backyard

- Private
- In-ground pool
- Stone patio
- Garden shed
- Raised wooden deck
- Fenced yard
- Covered storage area
- Built-in awning ‘as is’

In Your Neighbourhood

- Donalda Golf Club
- Shoppers Drug Mart
- Bond Park
- Don Mills Tennis Club
- LA Fitness
- CF Shops at Don Mills
- VIP Cineplex movie theatre
- Metro Grocery Store
- LCBO
- Longo's
- 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 (Don Valley station)
- DVP & Highway 401

Schools in Your Neighbourhood

- 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 International Academy of Arts and Science
- Bayview Glen JK – Upper School (coed)
- Crescent School
- Toronto French School
- Havergal College

Inclusions

Everything 'as is' - no warranties

- Electric light fixtures, window coverings, inground pool & accessories, garden shed, all pine bedroom furniture, primary bedroom built-in headboard & bed, pine bedroom furniture, kitchen table & chairs, stainless-steel Frigidaire oven, built-in stove vent, built-in stainless-steel Maytag dishwasher, wood stove, Sand Dollar high rate sand filter, Hayward super pump, built-in workbench, built-in shelving, storage shelving in walk-in storage room, Kenmore freezer, Viking dryer, Kenmore washer, Moffat fridge, furnace, central air conditioner, central vacuum & equipment & built-in awning.

Exclusions

- None

Rental

- Hot water tank (\$46.28/month)

