

Inclusions

- Electric light fixtures, window coverings, Rain Jet in-ground sprinklers systems (front & back) 'as is', two garage door openers, DSC security alarm system (no active surveillance, fee required), Panasonic stainless-steel microwave, KitchenAid stainless-steel 5-burner gas stove with grill plate and warming drawer, NuTone stainless-steel built-in stove vent, Kenmore bottom mount fridge, Whirlpool built-in dishwasher, Mini Therm boiler '11, Kenmore washer & dryer, Culligan soft water system

Exclusions

- 3rd bedroom drapes, 240 volt outlet in garage, Haier fridge & stainless-steel bar fridge in utility room

Rental

- Tankless hot water system (approximately \$44.58/month)

LOT SIZE: 75.5 x 107 ft.
(West side: 100 ft. Rear: 50 ft.)

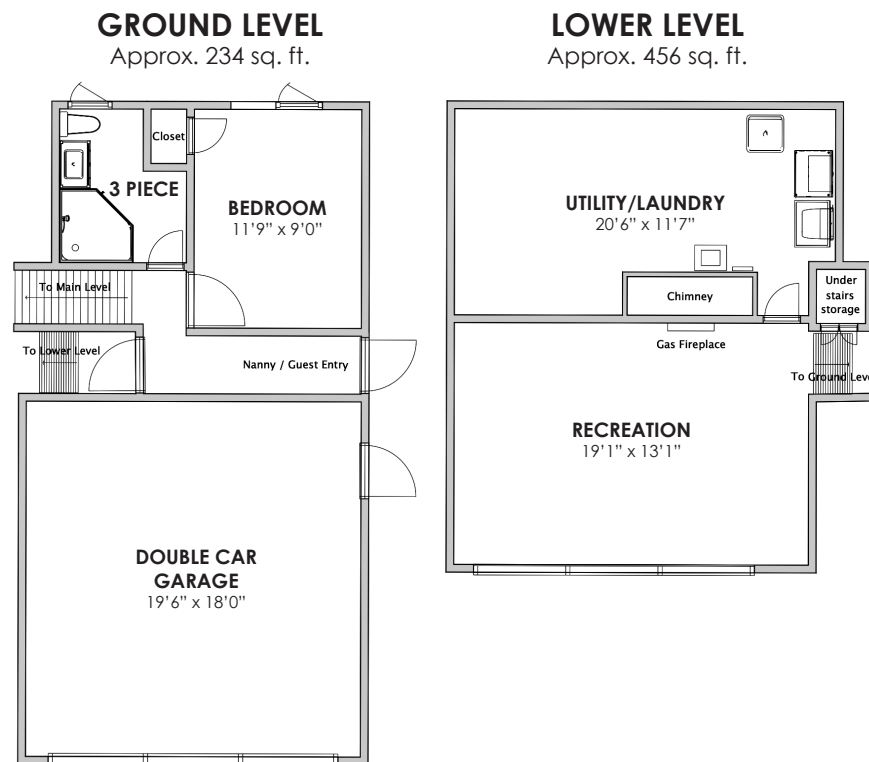
TAXES: \$7,005.47/2025

BEDROOMS: 4

POSSESSION: 60 to 90 days/TBA

BATHROOMS: 1x4, 1x3

PARKING: Double car garage & 4 car parking



81 Broadlands Boulevard



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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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Exterior

- Flagstone steps
- East side of house waterproofed for prevention
- Four car parking
- Automatic dusk to dawn LED front porch light bulb
- Mature trees & shrubs
- Redundant larger sized eaves-trough downspouts (two for each level) to help prevent blockages & overflow
- Wire mesh installed on some roof areas to help prevent animal incursions
- Outward facing interior wall cavities were insulated through an energy efficiency program
- Built-in double car garage
 - 100-amp service
 - Two garage door openers
 - Built-in shelving
 - Garage door has an automatic dusk to dawn LED light bulb

Foyer

- DSC security alarm equipment (fee required)
- Vinyl flooring
- Exposed brick wall
- Coat closet with built-in garage door open/close button
- Vertical metal strip door frame

Living Room

- Hardwood flooring
- Crown moulding
- Built-in valance electrical outlet for potential lighting such as an LED light strip
- Wood burning corner fireplace with stone surround & built-in seating
- Large bay window with two side casement windows
- Custom Hunter Douglas silhouette sheer shades
- Overlooks front garden

Dining Room

- Hardwood flooring
- Crown moulding
- Built-in valance electrical outlet for potential lighting such as an LED light strip
- Chandelier
- Custom Hunter Douglas silhouette sheer shades
- Overlooks back garden
- Updated window with two awning windows
- Overlooks back garden

Kitchen

- Renovated '14
- French door entry
- Terrace door walkout to back deck & garden with inlay blinds
- Built-in peninsula with storage & granite countertop
- Sliding drawer soft close storage
- Extra deep granite countertops
- Deep stainless-steel oversized sink with garburator
- Glass tile backsplash
- Floor-to-ceiling sliding door pantry
- Under cabinet lighting with two settings (low & high)
- LED pot lights
- Stainless-steel stove backsplash
- Cork flooring
- Panasonic stainless-steel microwave
- KitchenAid stainless-steel 5-burner gas stove with grill plate and warming drawer
- NuTone stainless-steel built-in stove vent
- Whirlpool built-in dishwasher
- Kenmore bottom mount fridge

2nd Level

- Hardwood flooring
- Linen closet
- Double door storage cubby with access to attic

Primary Bedroom

- Hardwood flooring
- Ceiling fan
- Mirrored sliding double door closet with built-in organizers
- Built-in valance lighting
- Six windows in two groups
 - Each group having a fixed window and two casement windows
- Overlooks front garden

Bedroom

- Ceiling fan
- Hardwood flooring
- Two built-in side tables
- Closet

Bedroom

- Hardwood flooring
- Overlooks back garden
- Closet with access to attic

4 Piece Bathroom

- Renovated
- Large vanity with granite countertop with inlay sink, built-in storage & soft-close cabinetry
- Dual flush toilet
- Ceramic tile tub surround
- Deep soaker tub
- Porcelain flooring
- Frosted privacy window
- Overlooks back garden

Ground Level

- Separate entrance
 - Vertical metal strip door frame to help prevent incursion
- Built-in coat rack

Bedroom

- Sun-filled
- Above-ground window
- Overlooks back garden
- Vinyl flooring
- Closet
- Two sconces

3 Piece Bathroom

- Walk-in shower
- Vanity with granite counter top, inlay sink & built-in storage '14
- Ceramic tile flooring
- Above-ground window
- Built-in mirrored storage cabinet
- Frost privacy window

Lower Level

- Double door storage cubby

Recreation Room

- Vinyl flooring
- Above-ground windows
- Paneled walls
- Drop ceiling lighting consists of standard LED bulbs
- Overlooks front garden
- Gas fireplace with stone surround
- Two built-in surround sound ceiling speakers

Laundry/Utility Room

- Single laundry sink
- Above-ground windows
- High efficiency Mini Therm boiler '11
- Kenmore washer & dryer
- Culligan soft water system
- High efficiency Rheem tankless hot water system '24 (rental)

In Your Neighbourhood

- Broadlands Community Centre with tennis courts, pool & skating rink
- Steps to Deerlick Creek Park & walking trails
- Steps to Cassandra Park
- Charles Sauriol Conservation Area
- Donalda Golf Club
- Don Mills Public Library
- Donwood Plaza
- Bruno's Independent Grocer & Shoppers Drugmart
- Rosenbaums Butcher
- The Blackbelt Institute
- Pointe Dance Toronto
- The Art of Play Studio
- Allwyn's Jamaican Bakery
- Victoria Terrace Shopping Centre
- 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
- Victoria Park Collegiate
- Broadlands Public School
- Windfields MiddleSchool
- York Mills Collegiate Institute
- Cassandra Public School
- Leaside High School
- Senator O'Connor College School
- Annunciation
- Our Lady of Wisdom
- St. Bonaventure CES
- St. Catherine Catholic School
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen
- Crescent School
- Toronto French School
- Havergal College

