

# Floor Plan



**LOT SIZE:** 50 x 139.13 feet, Rear: 115.10, north: 136.97 feet

**BEDROOMS:** 3 + 2

**POSSESSION:** Immediate/TBA

**TAXES:** \$8,166.76/25

**BATHROOMS:** 1x3, 1x2

**PARKING:** Single car garage & 4 car parking

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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.



WELCOME TO

# 24 Hockley Place



[www.24Hockley.com](http://www.24Hockley.com)





## Exterior

- Interlocking driveway
- Four car parking
- Single car garage
- Interlocking patio & walkway
- Professionally landscaped gardens
- Side door access to garage

## Backyard

- Overlooks greenspace
- Goodman central air conditioner
- Garden shed
- Raised wooden deck
- Mature trees & shrubs
- Patio

## Foyer

- Transom window
- Ceramic tile flooring
- Sliding double door mirrored closet

## Living & Dining Room

- Double door entry
- Open concept
- Crown moulding
- Hardwood flooring under broadloom
- Wood burning fireplace with brick surround
- Overlooks greenspace
- Wall-to-wall windows
- Built-in wall-to-wall shelving unit

## Kitchen

- Ceramic tile backsplash
- Overlooks greenspace
- Sliding drawer storage
- Laminate flooring
- Ceramic tile backsplash
- Overlooks greenspace
- Sliding drawer storage
- Stainless-steel Panasonic microwave
- GE stove
- GE french door fridge
- Stainless-steel built-in KitchenAid dishwasher

## Breakfast Nook

- Laminate flooring
- Sliding door walk-out to raised wooden deck
- Overlooks greenspace
- Built-in wall-to-wall storage cabinets
  - Two stained glass accent doors
  - Ceramic tile backsplash
  - Floor-to-ceiling pantry/storage
- Access to Solarium
  - Two double sliding door entrances
  - Laminate flooring
  - Overlooks front garden
  - Ceiling fan
  - Large picture windows
  - Built-in mail slot



## Hallway

- Broadloom
- Oversized linen closet

## 3 Piece Bathroom

- Updated
- Porcelain tile flooring
- California style shutters
- Pot lights
- Vanity with granite countertop, inlay sink & built-in storage
- Built-in storage cabinet
- Walk-in glass door shower
  - Built-in bench seat with granite top
  - Porcelain tile surround with inlay design
  - Rainwater shower head with handheld wand

## Primary Bedroom

- Hardwood flooring under broadloom
- Picture window
- Ceiling fan
- Large double closet
- Overlooks backyard

## Bedroom

- Hardwood flooring under broadloom
- Double closet
- Built-in shelves
- Overlooks side yard

## Bedroom

- Hardwood flooring under broadloom
- Overlooks front garden
- Picture window
- Double closet

## Lower Level

## Recreation Room

- Panelled walls
- Wall-to-wall sliding door storage closets
- Walk-out to backyard & patio
- Above-ground windows
- Area rug
- Overlooks greenspace

## Bedroom

- Possible office
- Built-in shelving
- Kenmore deep freezer
- Panelled walls
- Closet with built-in shelves

## Hobby Room

- Wall-to-wall closets
- Cork board accent wall
- Overlooks side yard

## Bedroom

- Broadloom
- Built-in shelves
- Overlooks backyard
- 100-amp service

## Laundry Room

- Walk-out to back garden
- GE dryer
- Maytag washer
- Stainless-steel laundry sink with built-in storage

## 2 Piece Bathroom

- California style shutters
- Ceramic tile backsplash

## Utility Room

- Goodman furnace
- Hot water tank (owned)
- Built-in shelves

## In Your Neighbourhood

- Fenside Park
- Fenside Arena
- Roywood Park
- Roywood tennis courts, baseball diamond & playground
- Parkwoods Plaza with Food Basics, Shoppers Drugmart, Tim Horton's & more
- Bruno's Independent Grocery at Donwood Plaza
- Brookbanks Public Library
- Parkway Plaza with LCBO, Metro & Staples
- Fairview Mall & Bayview Village
- Donalda Golf Club
- CF Shops at Don Mills
- Cineplex VIP Theatre
- LA Fitness
- Longo's at York Mills Garden
- Steps to York Mills TTC routes & soon-to-be LRT
- Steps to Don Mills subway line
- Ranchdale Public School
- Donview Middle Health and Wellness Academy
- Victoria Park Collegiate
- Broadlands Public School (French Immersion)
- Windfields Middle School (French Immersion)
- York Mills Collegiate Institute (French Immersion)
- Cassandra Public School (French Immersion)
- Milne Valley Middle School (French Immersion)
- Leaside High School (French Immersion)
- Annunciation Catholic School
- Our Lady of Wisdom (French Immersion)
- St. Bonaventure (extended French)
- Senator O'Connor College
- Bayview Glen
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Toronto French School
- Havergal College
- Upper Canada College
- Crescent School

## Inclusions

- Electric light fixtures, window coverings, tank, Goodman furnace, Goodman central air conditioner, garden shed, stainless-steel Panasonic microwave, GE stove, GE French door fridge, stainless-steel built-in KitchenAid dishwasher, Kenmore deep freezer, GE dryer, Maytag washer & area rug in basement