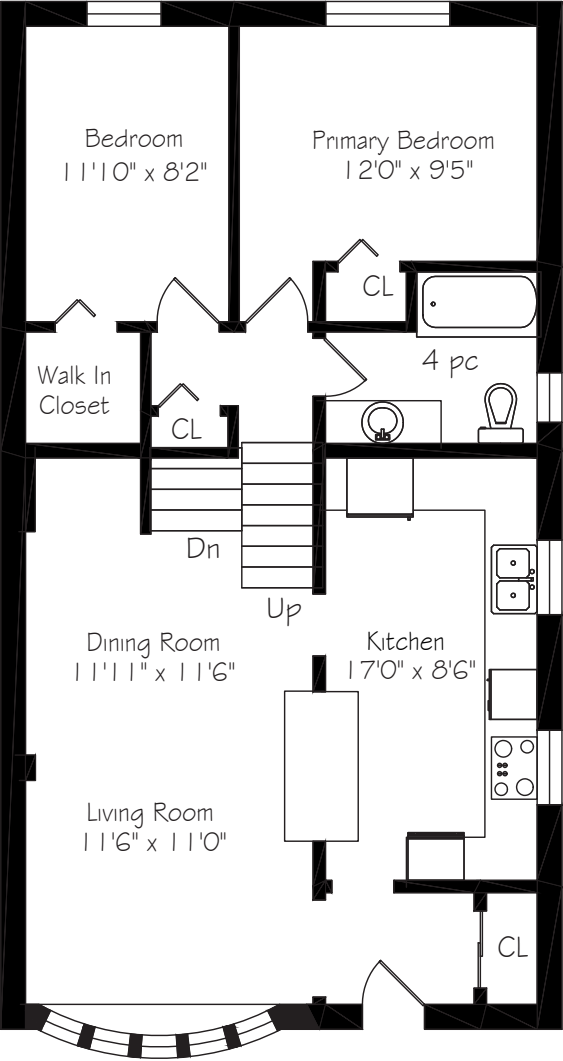
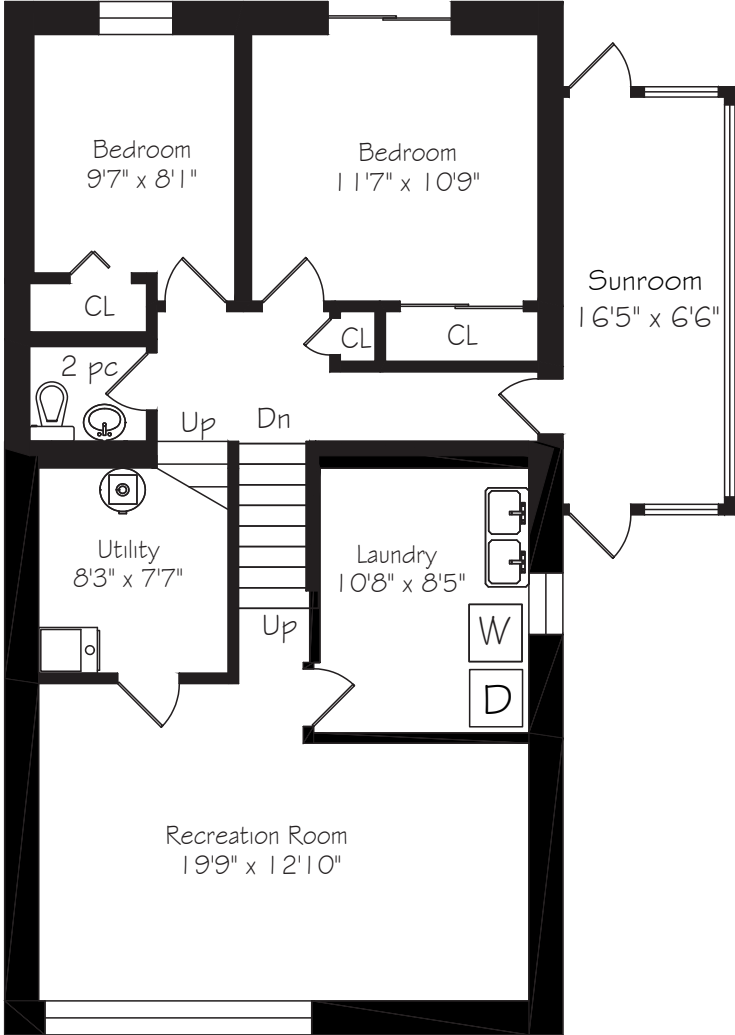


Main / Second Floors
940 Square Feet



Lower Levels
932 Square Feet



WELCOME TO

12 Slidell Crescent

LOT SIZE: 30.51 x 114.90 feet

TAXES: \$4,479.28/2025

BEDROOMS: 4

BATHROOMS: 1x4, 1x2

POSSESSION: Immediate/TBA

PARKING: 2 car parking

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.



www.12Slidell.com





Exterior

- Interlocking brick walkway
- Concrete porch
- Mature trees and shrubs
- Two car parking
- Built-in lamp post with electrical outlet

Foyer

- Sliding mirrored coat closet
- Chandelier

Kitchen

- Pot lights & paneled lighting
- Ceramic tile backsplash
- Updated window
- Alfredo DeLonghi convection mini oven
- Maytag stainless-steel built-in oven
- Built-in Ikea glass cooktop '24
- Maytag built-in dishwasher
- Samsung stainless-steel bottom mount double door fridge
- Large breakfast bar with ceramic tile top & mirrored trim

Living & Dining Room

- Open concept
- Hardwood flooring
- Oversized updated bow window
- Wainscoting
- Pot lights
- Crown moulding
- Decorative ceramic accent wall
- Two built-in speakers
- Three sconces
- Overlooks front garden
- Dining Room chandelier

2nd Level

- Hardwood flooring
- Linen closet

Primary Bedroom

- Hardwood flooring
- Walk-in closet
 - Access to attic
 - Built-in shelving and drawers
- Overlooks back garden
- Updated window

Bedroom

- Hardwood flooring
- Closet with attic access
- Overlooks back garden
- Updated window

4 Piece Bathroom

- Stone counter with raised bowl sink and chrome faucet
- Glass tile backsplash
- Built-in mirrored storage with two cabinets
- Built-in glass shelves



Ground Level

- Walk-out to three season room
- Parquet hardwood flooring
- Ceramic tile flooring
- Storage closet

Bedroom

- Parquet hardwood flooring
- Updated window
- Overlooks backyard
- Closet
- Built-in shelving

Bedroom

- Possible den
- Parquet hardwood flooring
- Sliding double door closet
- Terrace door walkout to back yard
- Halogen lighting

2 Piece Powder Room

- Ceramic tile flooring
- Ceramic tile surround
- Built-in mirrored storage
- Custom circular vanity with ceramic bowl sink

Sun Room

- Three-season
- Built-in electrical
- Sun-filled
- Ceramic tile flooring
- Wall-to-wall windows
- Double entry
- Cedar half walls

Lower Level

Recreation Room

- Two stone accent walls with custom rock shelving
- Updated above-ground window
- Pot lights
- 100-amp service
- Laminate flooring

Utility Room

- Two built-in workbenches
- Hot water tank (owned)
- Sump pump, backflow valve and main drain pipe replaced '21.

Laundry Room

- Above-ground window
- Laminate flooring
- Oversized stainless-steel commercial grade laundry sink
- LG front loading washer
- Kenmore dryer
- Stainless-steel shelving unit on wheels with built-in clothing line
- Water filter system

Backyard

- Private
- Fenced yard
- Interlocking patio
- Large wooden pergola
- Large garden shed
- Raised garden beds with built-in solar lighting

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
- 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
- Fenside Public School
- Donview Middle Health and Wellness Academy
- George S. Henry Academy
- Brian Public School (French Immersion)
- Don Valley Middle School (French Immersion)
- York Mills Collegiate Institute (French Immersion)
- Rene Gordon Health & Wellness Academy (middle Immersion)
- Milne Valley Middle School (middle Immersion)
- Leaside High School (middle Immersion)
- St. Isaac Jogues
- St. Timothy Catholic School (extended French)
- Our Lady of Wisdom (French Immersion)
- Bayview Glen
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Toronto French School
- Havergal College
- Upper Canada College
- Crescent School
- Senator O'Connor College School (grades 9-12)

Inclusions

- Electric light fixtures, window coverings, garden shed, central air conditioner, furnace, pergola, Alfredo DeLonghi convection mini oven (as is), Maytag stainless-steel built-in oven, built-in Ikea glass cooktop '24, Maytag built-in dishwasher, Samsung stainless-steel bottom mount double door fridge, two built-in speakers, LG front loading washer, Kenmore dryer, stainless-steel shelving unit on wheels with built-in clothing line, sump pump replaced '21, backflow valve & main drain pipe replaced '21 & hot water tank (owned).