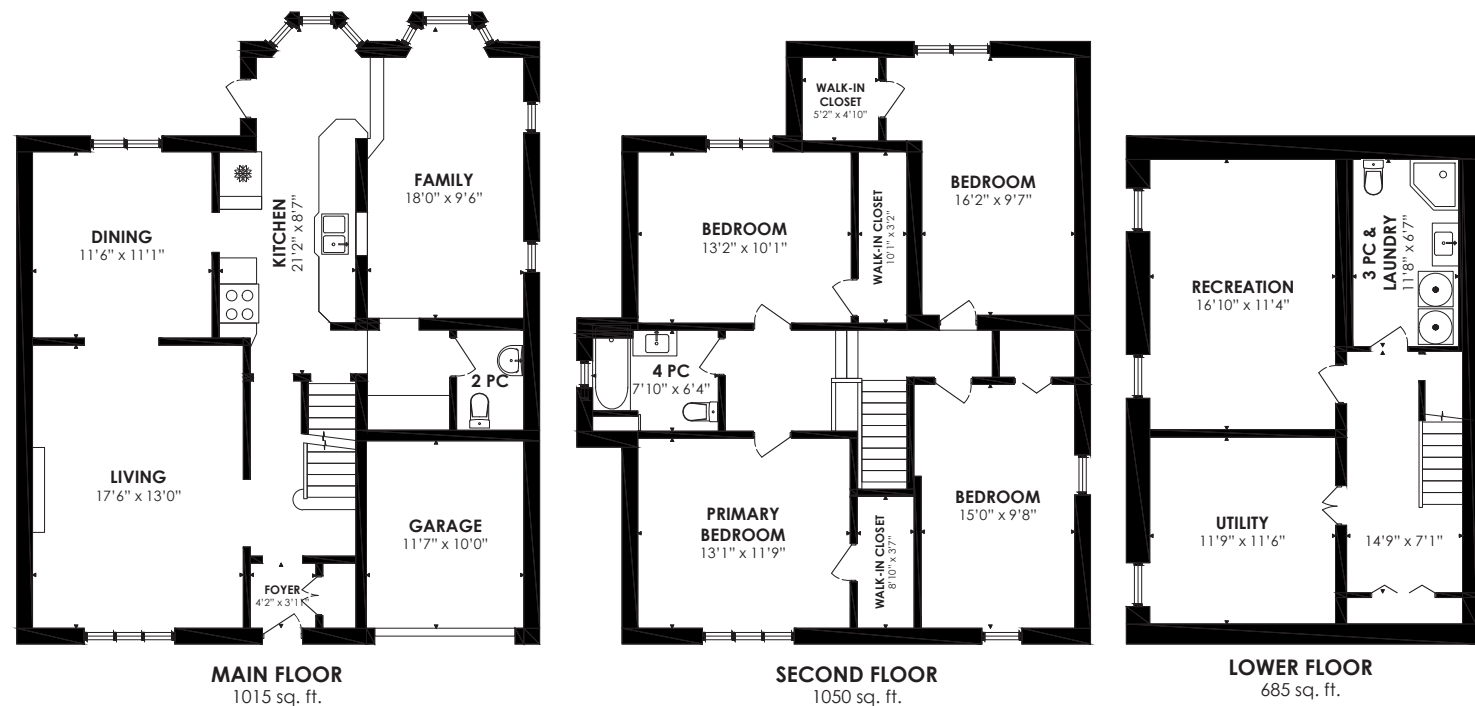




WELCOME TO
6 Armour Boulevard

LOT SIZE: 40 x 110 feet

BEDROOMS: 4

POSSESSION: January/TBA

TAXES: \$8,521.18/25

BATHROOMS: 1x4, 1x3, 1x2

PARKING: Storage garage & 2 car parking



For more photos & information on this property

SCAN HERE



Karen
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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.

www.6ArmourBlvd.com





Exterior

- Storage garage
- Two car parking
- Covered porch with built-in lighting

Foyer

- Marble flooring
- Coat closet
- Crown moulding
- Wainscoting

Living Room

- Hardwood flooring
- Wood fireplace 'as is' with wooden mantle
- Crown moulding
- Overlooks front garden

Dining Room

- Hardwood flooring
- Overlooks back garden
- Crown moulding

Kitchen

- Porcelain tile flooring
- Built-in pantry
- Porcelain tile backsplash
- Granite countertop
- Pot lights
- Pass-through to family room
- Stainless-steel undermount double sink
- Magic Chef microwave
- Built-in NuTone stove vent
- Built-in Kenmore stove
- Built-in Kenmore dishwasher
- Pot lights
- Porcelain tile flooring
- Breakfast area
 - Walk-out to back deck & garden
 - Bay window
 - Overlooks back garden

Butler Pantry

- Granite countertop
- Built-in Cavavin wine fridge
- Built-in upper & lower storage cabinets
- Porcelain tile flooring

Family Room

- Sunken room
- Hardwood flooring
- Bay window
- Overlooks back garden
- Pot lights
- Exposed brick walls

2 Piece Powder Room

- Pedestal sink
- Porcelain tile flooring

2nd Level

- Wainscoting
- Hardwood flooring
- Ductless mini split system

Primary Bedroom

- Hardwood flooring
- Ceiling fan
- Overlooks front garden
- Walk-in closet

Bedroom

- Hardwood flooring
- Walk-in closet
- Overlooks front garden

Bedroom

- Hardwood flooring
- Built-in upper storage cabinets
- Access to attic
- Walk-in closet
- Mini skylight

Bedroom

- Hardwood flooring
- Overlooks back garden
- Walk-in closet
- Sconce

4 Piece Bathroom

- Skylight
- Floating vanity
- Soaker tub
- Floor-to-ceiling sliding pantry
- Porcelain tile flooring & surround with glass tile inlay

Lower Level

- Porcelain tile flooring
- Double door storage closet
- Storage area under staircase

3 Piece Bathroom & Laundry Room

- Walk-in glass door shower
- Access to Crawl Space
- Kenmore front loading washer & dryer
- 200-amp service
- Pot lights

Recreation Room

- Engineered hardwood flooring
- Two above-ground windows
- California style blinds

Utility Room

- Hot water tank (rental)
- Hydro Therm gas boiler
- Built-in workbench
- Storage cabinet

Backyard

- Private
- Tiered wooden deck
- Fenced yard
- Perennial garden
- Mature trees & shrubs

In Your Neighbourhood

- The Cricket Club
- The Granite Club
- Goodlife Fitness - North York
- TTC & Yonge Subway Line
- Rosedale Golf Club
- Don Valley Golf Course
- Earl Bales Park
- Yorkdale Shopping Centre
- Steps to top rated schools (Armour Heights District)
- Incredible shopping & dining on Yonge & Avenue Rd.
- Chatsworth Ravine and Sherwood Park for hikes and/ or dog walks & nature escapes
- Abundance of parks including splash pads
- Armour Heights Public Library
- Bruno's Fine Foods
- Friendly & family-oriented community

Schools In Your Neighbourhood

- Armour Heights Public School
- Owen Public School
- Windfields Middle School
- York Mills Collegiate Institute
- Denlow Public School
- Milne Valley Middle School
- Leaside High School
- Blessed Sacrament Catholic School
- St. Margaret Catholic School
- St Cyril
- Toronto French School
- Havergal College
- Upper Canada College
- Crescent School

Inclusions

- Window coverings, electric light fixtures, living room fireplace 'as is', Magic Chef microwave, built-in NuTone stove vent, built-in Kenmore stove, built-in Kenmore dishwasher, Kenmore front loading washer & dryer, Hydro Therm gas boiler, built-in workbench, storage cabinet in utility room, built-in Cavavin wine fridge and ductless mini split system.

Exclusions

- Family room TV & mount, recreation room TV & speakers, Bell box in utility room

Rental

- Hot water tank