

— WELCOME TO —
142 Three Valleys Drive

LOT SIZE: 49 x 130 ft. (Rear 49 ft., south side 132.7 ft.)

TAXES: \$6,417.28/25

POSSESSION: June/July/TBA

BEDROOMS: 3 + 1

BATHROOMS: 1x4, 1x2

PARKING: Single carport & 3 car parking

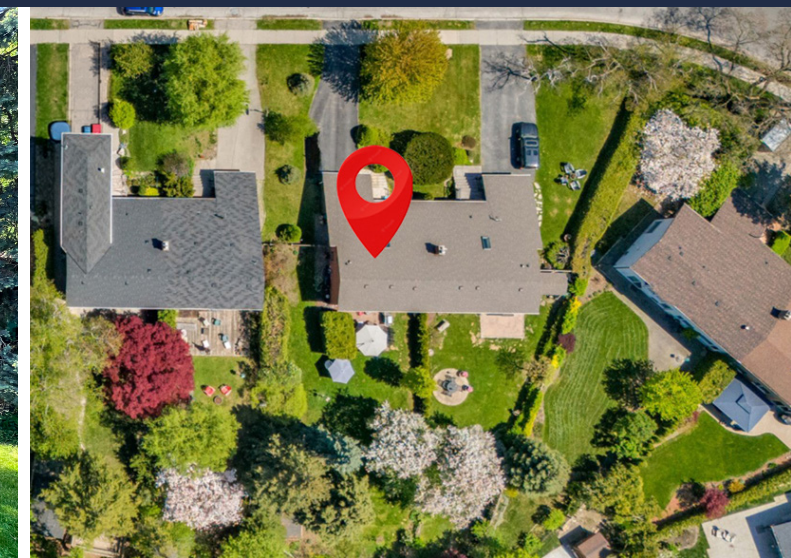
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Karen
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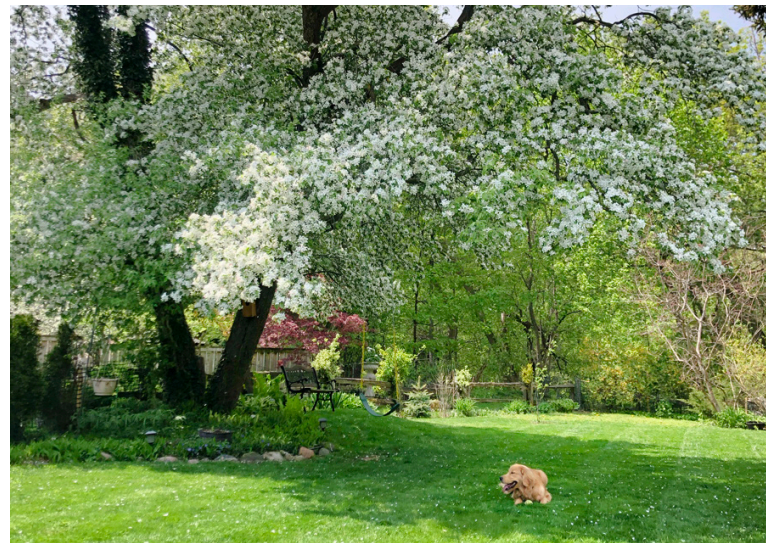
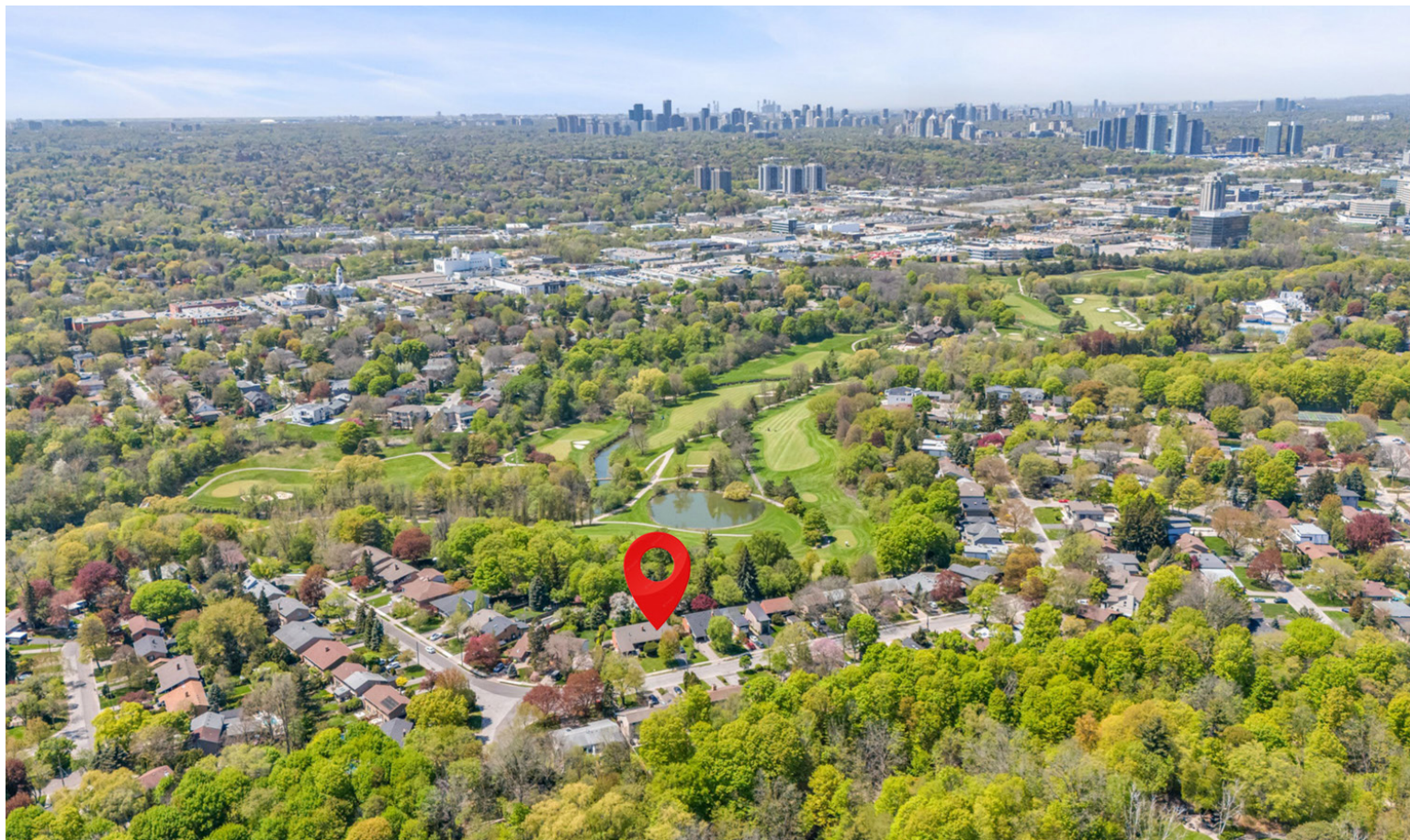


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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

www.142ThreeValleys.com





Exterior

- Three car parking
- Mature trees & shrubs
- Roof '22
- Single carport with built-in storage shed & loft storage

Backyard

- Interlocking patio
- Mature trees & shrubs
- Overlooks Donaldda Golf Course
- Garden shed with built-in electrical

Foyer

- Skylight installed '18
- Porcelain tile flooring
- Double closet
- Chandelier

Office/Bedroom

- French door entry
- Refinished hardwood flooring
- Double door closet
- Overlooks front garden
- Walk-in cubby/storage closet with built-in shelving

Living/Dining Room

- Open concept
- Hardwood flooring '17
- Crown moulding
- Built-in Revillusion electric fireplace by Dimplex
- Custom built-in floating shelves with inlay lighting
- Custom built-in storage cabinets
- Two large bay windows
- Overlooks back garden/ravine/golf course

Kitchen

- Renovated '17
- Quartz countertop
- Soft close cabinets
- Built-in broom/storage closet
- Under cabinet lighting
- Sliding pot drawers
- Sliding spice drawer
- Hardwood flooring '17
- Pot lights
- Whirlpool built-in stainless-steel dishwasher '17
- Kenmore stainless-steel stove '17
- Kenmore built-in stainless-steel microwave '17
- Kenmore stainless-steel undermount fridge '17

Island '17

- Quartz countertop
- Soft close cabinets
- Two pendant lights
- Hardwood flooring '17



Upper Level

- Refinished hardwood flooring
- Linen closet

Primary Bedroom

- Refinished hardwood flooring
- Overlooks back garden/ravine/golf course
- Double closet with attic access

Bedroom

- Refinished hardwood flooring
- Overlooks back garden/ravine/golf course
- Closet with attic access

Bedroom

- Refinished hardwood flooring
- Overlooks back garden/ravine/golf course
- Double closet
- Ceiling fan

4 Piece Bathroom

- Renovated '17
- Heated porcelain flooring
- Soaker tub with rainwater shower head
- Floating vanity with soft close cabinets '24
- Two sconces
- Vent added '17

Lower Level

Laundry Room

- Ceramic tile flooring
- Front loading Kenmore washer & dryer
- 100-amp service
- Countertop with large laundry sink & built-in storage
- Above-ground window
- Access to large crawl space

2 Piece Powder Room

- Above-ground window
- Ceramic tile flooring
- Storage cabinet

Utility Room

- Gas furnace '19
- Hot water tank

In Your Neighbourhood

- Steps to Donaldda Golf Club
- Steps to Betty Sutherland trail
- Steps to Deerlick Creek Park & walking trails
- Charles Sauriol Conservation Area
- Three Valleys Park with tennis courts
- Broadlands Community Centre with tennis courts & skating rink
- Don Mills Public Library
- Donwood Plaza with Your Independent Grocer & Shoppers Drugmart
- CF Shops at Don Mills with shops, restaurants, LCBO, Metro & VIP Movie Theatre
- Longo's at York Mills Garden

Schools In Your Neighbourhood

- Three Valleys Public School
- Milne Valley Middle School
- George S Henry Academy
- Broadlands Public School
- Windfields Middle School
- York Mills Collegiate Institute
- Rene Gordon Health and Wellness Academy
- Senator O'Connor College School
- Annunciation Catholic School
- Our Lady of Wisdom Catholic School
- St. Bonaventure Catholic School
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen
- Crescent School
- Toronto French School
- Havergal College

Inclusions

- Electric light fixtures, window coverings, Whirlpool built-in stainless-steel dishwasher '17, Kenmore stainless-steel stove '17, Kenmore built-in stainless-steel microwave '17, Kenmore stainless-steel undermount fridge '17, front loading Kenmore washer & dryer, gas furnace '19

Exclusions

- Floating shelves in office, television & mount in living room

Rentals

- Hot water tank (approximately \$25/month)