

LOT SIZE:

- 62.33 x 173.20 ft.,
- Rear 115.14 ft.,
- Southeast side 182.6 ft.
- (ravine)

TAXES

- \$13,634/2025

BEDROOMS

- 3 + 2

BATHROOMS

- 1 x 4, 1 x 3, 1 x 2

POSSESSION

- Immediate/TBA

PARKING

- Double car garage + 2 car parking



12 Ruden Crescent



Karen
MOLLARTEAM
BROKER
EXCEEDING YOUR EXPECTATIONS

For more photos & information on this property
SCAN HERE

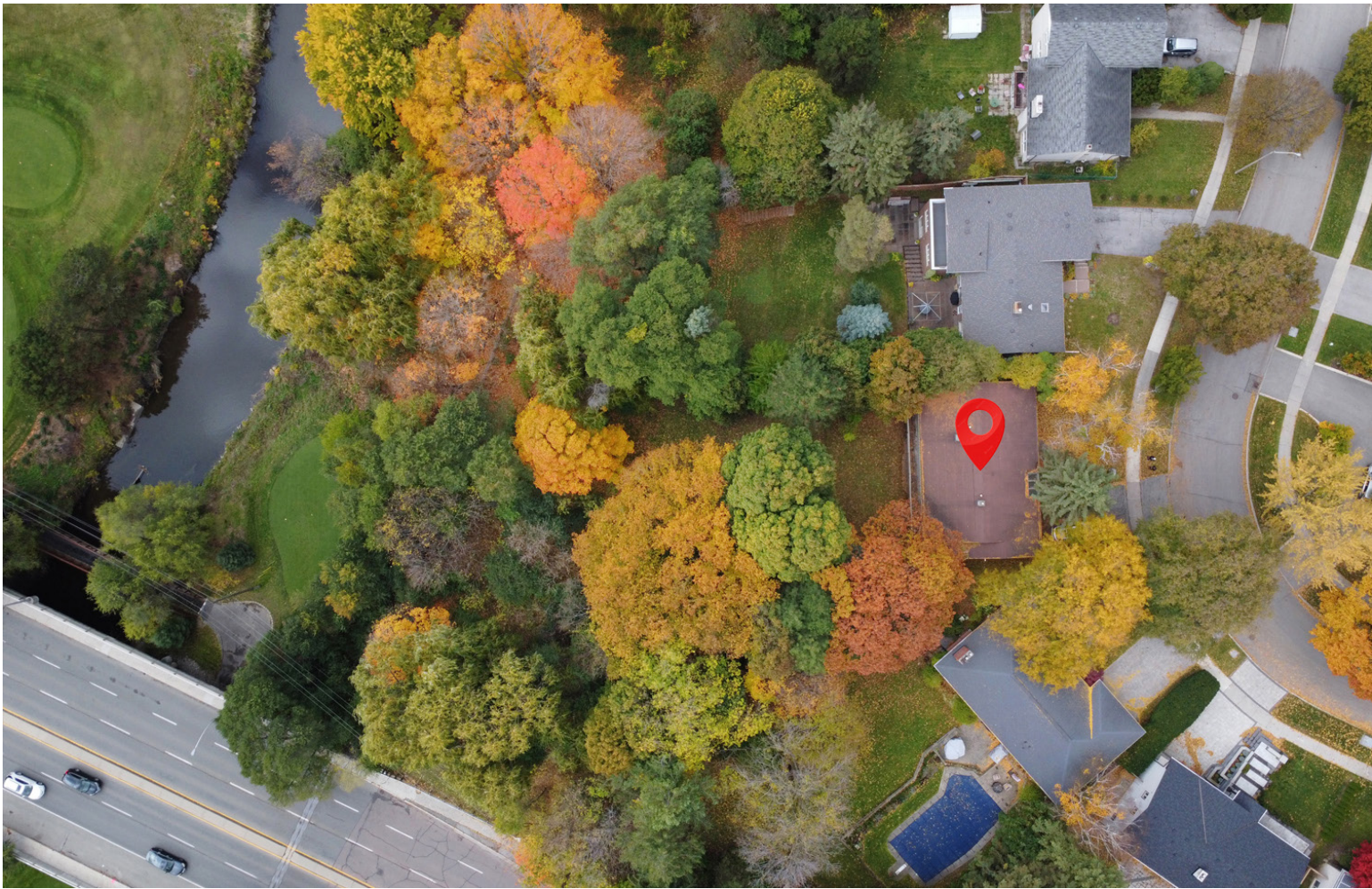
direct 416.390.2566 | office 416.443.0300 | karen@karenmillar.com | karenmillarteam.com

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.12RudenCres.com







Exterior

- Double car garage
- Two car parking
- Mature trees & shrubs
- Covered porch with 3 skylights

Backyard

- Golf course views
- Mature trees & shrubs
- Stone patio

Foyer

- Ceramic tile flooring
- Double closet

Kitchen

- Oversized picture window
- Overlooks front garden
- Eat-in area
- Moffat stove
- Built-in stove vent
- Amana fridge

Living & Dining Room

- Vaulted ceiling
- Open concept
- Hardwood flooring
- Ravine views
- Large picture window
- Sliding door walkout to large, oversized deck
- Exposed brick wall
- Built-in planter box

Hallway

- Hardwood flooring under broadloom
- Two storage closets

Bedroom

- Hardwood flooring
- Closet
- Overlooks front garden

Bedroom

- Hardwood flooring
- Closet
- Overlooks front garden



4 Piece Bathroom

- Sliding mirrored door storage

Primary Bedroom

- Hardwood flooring under broadloom
- Walk-out to oversized deck
- Large walk-in closet
- Golf course views

3 Piece Ensuite Bathroom

- Walk-in shower
- Sliding mirrored door storage

Lower Level

Bedroom

- Paneled walls
- Two closets
- Walk-out to back garden/ravine
- Built-in desk

2 Piece Bathroom

- Cedar closet
- Storage closet
- Roughed-in shower

Bedroom/Games Room

- 100-service
- Large closet with two door openings
- Above-ground window

Laundry/Utility Room

- Kenmore washer
- Kenmore dryer
- Furnace
- Built-in workbench
- Hot water tank (rental)
- Cold Room
- Double laundry sink

Recreation Room

- Wood burning fireplace with brick surround
- Paneled walls
- Sliding door walk-out to back garden/ravine
- Large picture window
- Golf course views
- Built-in bar

In Your Neighbourhood

- Parkwoods Village & Parkway Mall
- York Mills Gardens with Longo's Grocery Store
- Donalda Golf Club
- CF Fairview Mall
- LA Fitness
- Baretto Café
- Steps to Betty Sutherland trail
- Brookbanks Public Library
- CF Shops at Don Mills with shops, restaurants, LCBO, Metro & VIP Movie Theatre
- TTC & Don Mills subway line
- Highway 401, DVP & Highway 404

Neighbourhood Schools

- Rene Gordon Health and Wellness Academy
- Donview Middle School
- George S Henry Academy
- Brian Public School
- Don Valley Middle School
- Milne Valley Middle School
- Leaside High School
- Senator O'Connor College School
- St. Timothy Catholic School
- St. Gerald Catholic School
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen Preparatory School



Inclusions

- Everything 'as is'. Moffat stove, built-in stove vent, Amana fridge, Kenmore washer & dryer, built-in workbench, furnace, built-in desk.

Exclusions

- Electric light fixtures

Rentals

- Hot water tank

