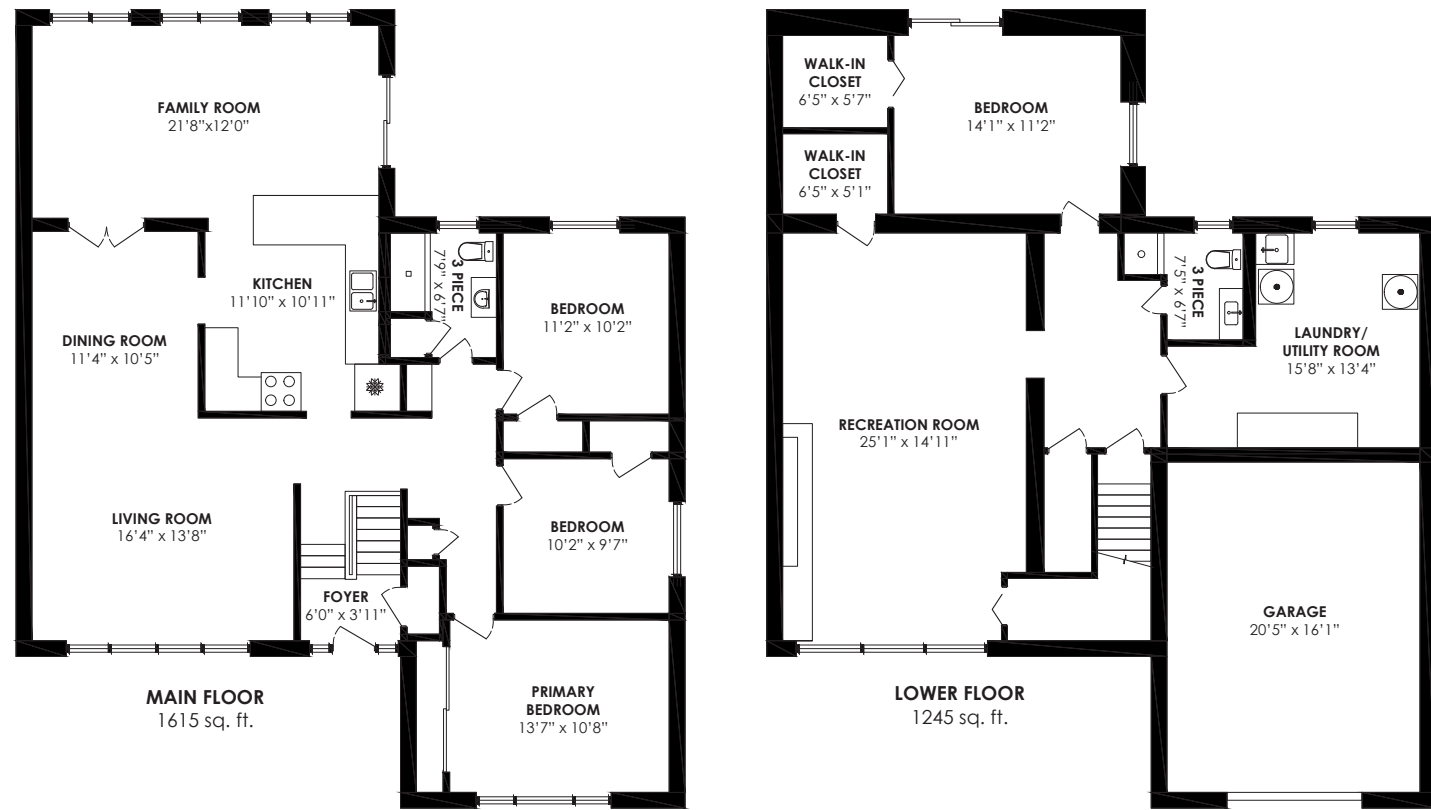


Floor Plan



— WELCOME TO —

34 Tufton Crescent

LOT SIZE: 55 feet (North side), 60 feet (South side) x 126.67 feet (West side), 137.6 feet (East side)
TAXES: \$7,209/2025 **BEDROOMS:** 3 + 1 **BATHROOMS:** 2 x 3
POSSESSION: 90 days/TBA **PARKING:** Single garage + 2 car parking

For more photos & information on this property

SCAN HERE →



Karen
MOLLARTEAM
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SRES



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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.34TuftonCres.com





Exterior

- Roof '09
- Single car garage
- Three car parking on private driveway
- Mature trees & shrubs
- Interlocking walkway

Foyer

- Coat closet
- Transom window and sidelights
- Slate flooring

Living Room

- Hardwood flooring
- Crown moulding
- Oversized picture window
- Overlooks front garden

Dining Room

- Hardwood flooring
- Crown moulding
- Double French door entry to the family room

Kitchen

- Commercial grade laminate flooring
- Ceramic tile backsplash
- Under cabinet lighting
- Ceiling fan
- Peninsula with breakfast bar & built-in storage
- Overlooks family room
- Sliding pot drawers
- NuTone built-in stainless-steel stove vent
- Whirlpool stainless-steel stove
- Whirlpool stainless-steel bottom mount fridge
- Panasonic microwave
- Kenmore built-in dishwasher

Family Room

- Addition
- Sun-filled
- Hardwood flooring
- Pot lights
- Three skylights
- Sliding door walkout to back deck & garden

Hallway

- Hardwood flooring
- Two double door storage cupboards
- Linen closet
- Large storage cupboard

Primary Bedroom

- Hardwood flooring
- Overlooks front garden
- Oversized sliding mirrored door closet



Bedroom

- Hardwood flooring
- Closet
- Picture window

Bedroom

- Hardwood flooring
- Overlooks back garden
- Closet

3 Piece Bathroom

- Ceramic tile flooring & surround
- Overlooks back garden
- Double door storage closet
- Sliding glass door walk-in shower
- Pot lights

Lower Level

- Wainscoting
- Large walk-in closet
- New vinyl flooring '26

Recreation Room

- New vinyl flooring '26
- Above-ground windows
- Pot lights
- Wood burning fireplace with brick surround
- Wainscoting
- Storage closet
- Large walk-in storage closet

Laundry/Utility Room

- Above-ground window
- Overlooks back garden
- Built-in storage cabinets
- Furnace '02
- Hot water tank (rental)
- Whirlpool washer & dryer
- 200-amp service

3 Piece Bathroom

- Above-ground window
- Vinyl flooring '23
- Vanity with built-in storage
- Walk-in shower

Bedroom

- Laminate flooring
- Pot lights
- Sliding door walk-out to back garden
- Above-ground window
- Overlooks back garden
- Large walk-in closet

Backyard

- Fenced yard
- Raised composite deck
- Mature trees & shrubs
- Two patios
- Central air conditioner '24

In Your Neighbourhood

- Anewen Greenbelt
- East Don Trail
- Wigmore Park
- Charles Sauriol Conservation Area
- Eglinton Town Centre
- Smart Centres Scarborough
- Eglinton Square Shopping Centre
- Victoria Terrace
- No Frills Grocery
- CF Shops at Don Mills
- Metro Grocery
- Walmart Supercentre
- Canadian Tire
- Real Canadian Superstar
- Victoria Village Public Library
- Victoria Village arena
- Steps to NEW Eglinton LRT
- TTC, DVP & Highway 401
- Sloane Public School
- Victoria Park Public School
- Milne Valley MS
- Victoria Park CI
- Broadlands PS
- Windfields Middle School
- York Mills Collegiate Institute
- Leaside High School
- Cassandra PS
- Precious Blood Catholic
- Our Lady of Wisdom Catholic School
- St. Maria Goretti

Inclusions

- Electric light fixtures, Nutone built-in stainless-steel stove vent, Whirlpool stainless-steel stove, Whirlpool stainless-steel bottom mount fridge, Panasonic microwave, Kenmore built-in dishwasher, Whirlpool washer & dryer, central air conditioner '24, furnace '02.
- All window blinds 'as is'

Exclusions

- None

Rentals

- Hot water tank