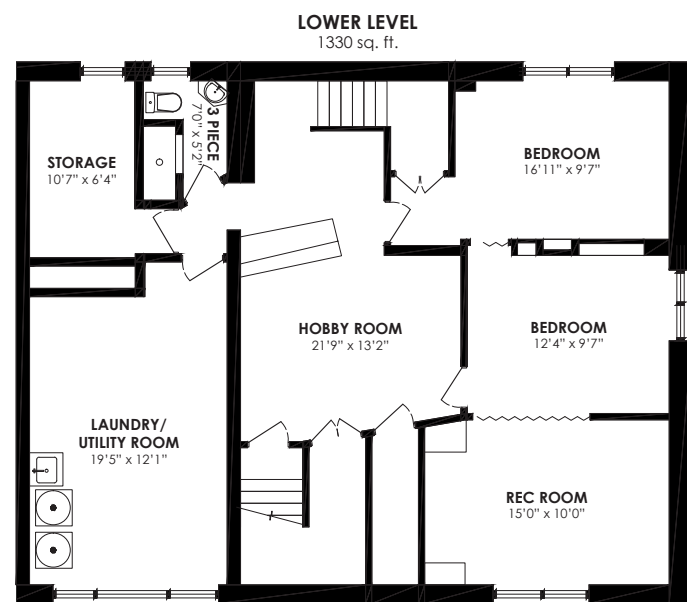
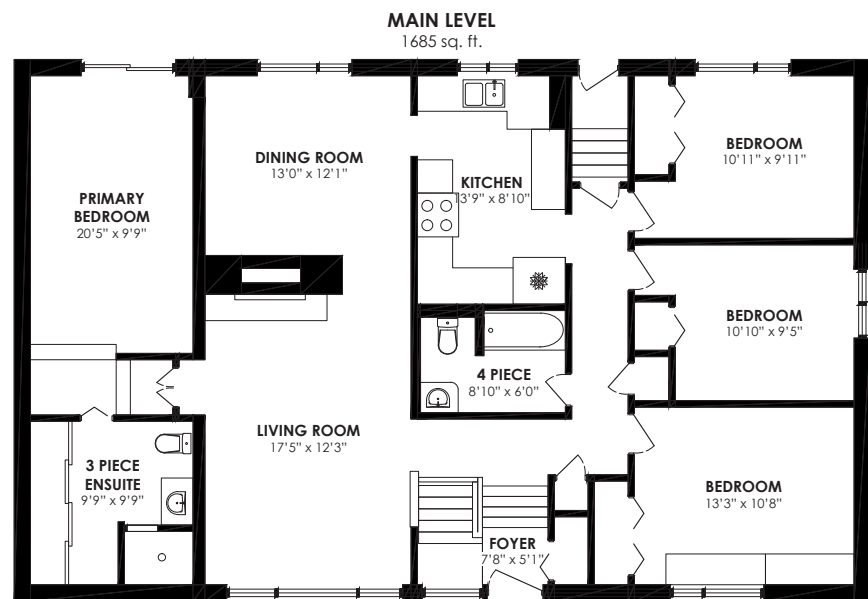


Floor Plan



— WELCOME TO —
85 Three Valleys Drive



LOT SIZE: 60 x 140 feet, Rear: 70 feet (irregular)

BEDROOMS: 4 + 2

POSSESSION: Immediate/TBA

TAXES: \$8,920.84/25

BATHROOMS: 1x4, 2x3

PARKING: 4 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.85ThreeValleys.com





Exterior

- Four car parking on driveway
- Roof '21
- Mature trees & shrubs
- In-ground irrigation system
- Flagstone walkway
- Central air conditioner '17

Foyer

- Coat closet
- Ceramic tile flooring
- Transom windows

Main Floor

- Broom closet
- Linen closet
- Walk-out to back garden & pool
- Two access points to Lower Level

Living Room

- Hardwood flooring
- Picture window
- Overlooks park
- Wood burning fireplace with mirrored surround & slate hearth

Dining Room

- Hardwood flooring
- Large storage unit
- Mirrored accent wall
- Overlooks back garden & pool

Kitchen

- Renovated '11
- Overlooks back garden & pool
- Tumbled backsplash
- Under cabinet lighting
- Eat-in area with built-in table/desk
- GE stove
- Built-in stainless-steel Panasonic microwave '20
- Kenmore French door fridge
- Built-in Beaumark dishwasher

Primary Bedroom

- Double door entry
- Broadloom
- Sliding door walkout to back garden & pool
- High ceilings

3 Piece Ensuite Bathroom

- Ceramic tile flooring
- Floor-to-ceiling, wall-to-wall, sliding mirrored door closets
- Walk-in shower
- Built-in storage cabinet

Bedroom

- Broadloom
- Built-in storage/shelving unit
- Overlooks front garden
- Oversized double closet

Bedroom

- Broadloom
- Closet

Bedroom

- Broadloom
- Overlooks back garden
- Oversized double closet

4 Piece Bathroom

- Ceramic tile flooring & tub surround
- Floating vanity
- Built-in storage cabinet & shelving

Lower Level

Hobby Room

- Built-in workbench/dry bar
- Four double door storage closets
- Large walk-in closet
- Paneled walls
- Broadloom

Recreation Room

- Paneled walls
- Above-ground windows
- Built-in bookshelves
- Two hideaway storage cabinets

Bedroom

- Above-ground window
- Broadloom
- Paneled walls
- Double door access to storage under stairs with lighting
- Built-in bookshelves
- 200-amp service

Bedroom

- Open concept
- Broadloom
- Paneled walls
- Above-ground window
- Built-in bookshelves

3 Piece Bathroom

- Ceramic tile flooring
- Above-ground window
- Walk-in shower



Storage Room

- Built-in shelving
- Porcelain flooring
- Above-ground window
- Roughed-in plumbing

Utility/Laundry Room

- Furnace '07
- Hot water tank '24 (rental)
- Beaumark freezer
- Above-ground windows
- Built-in shelving
- GE washer & dryer '24

Backyard

- In-ground irrigation system
- Pergola with hanging chair
- In-ground pool with cover
- Pool shed: filter & pump
- Roughed-in gas line to pool

In Your Neighbourhood

- Steps to Donalda 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 & pool
- 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

Neighbourhood Schools

- 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 CES
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen
- Crescent School
- Toronto French School
- Havergal College