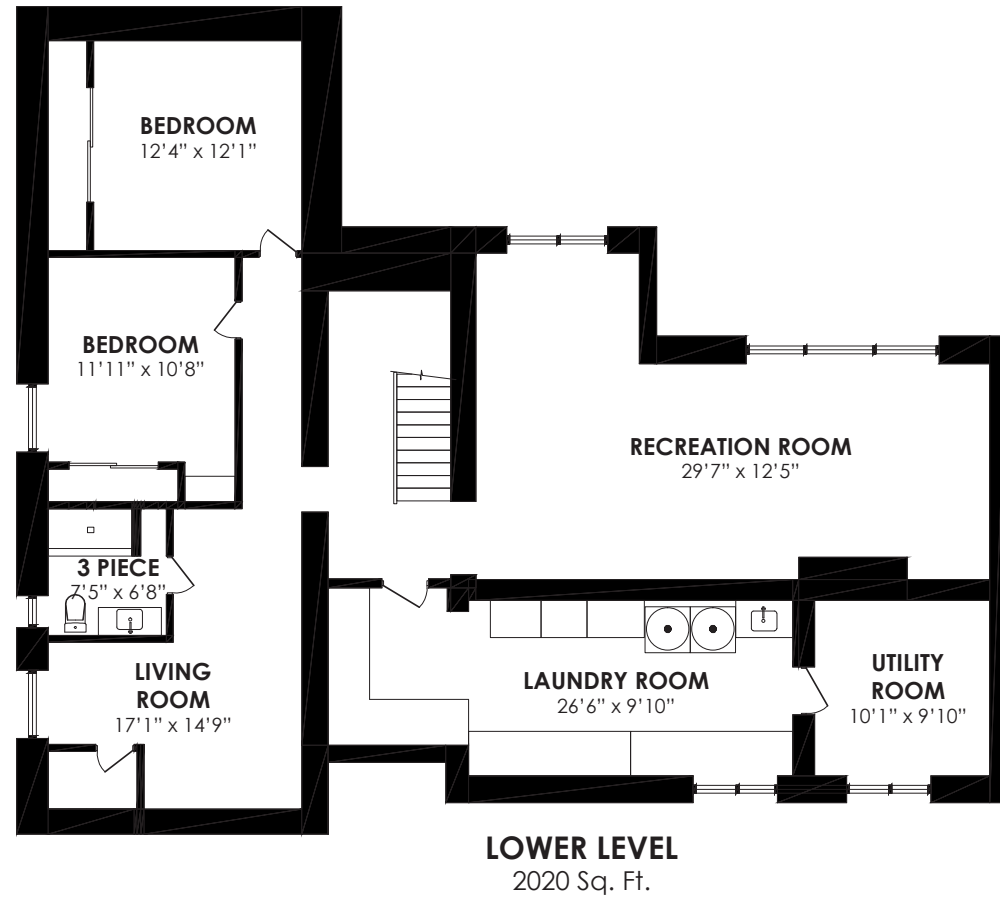


Floor Plan



— WELCOME TO —
11 Sandpiper Court

LOT SIZE: 50.1 x 125 ft.(north), 133.5 (south), rear: 141 ft.

TAXES: \$14,757.48/2025

BEDROOMS: 4+2

BATHROOMS: 2x5, 1x3, 1x2

PARKING: Double car garage & 4 car parking

POSSESSION: 90-120 days/TBA

For more photos & information on this property

SCAN HERE →



Karen
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SRES

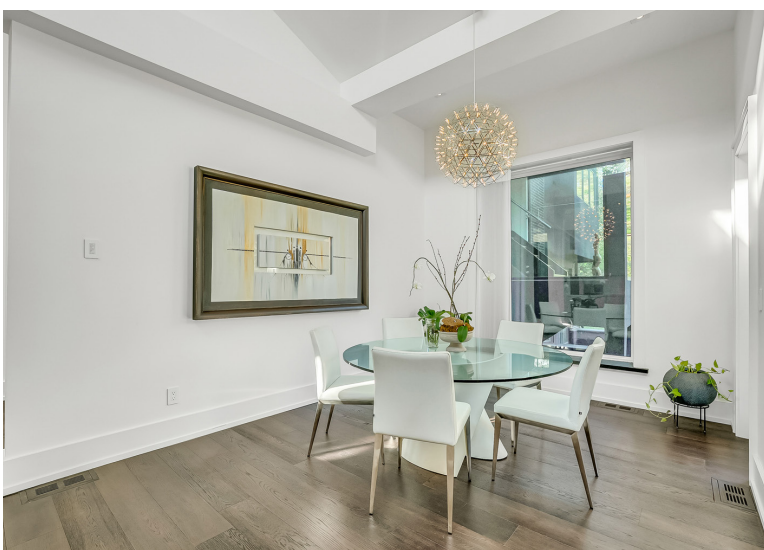


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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which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



www.11Sandpiper.com







Special Features

- Turnkey home
- Located on quiet cul-de-sac
- Main & upper levels renovation completed '11
- Family Room renovation '16
- Large pie shaped lot
- Backs on to Laurentide Park
- Cathedral ceilings
- Skylights
- Chef's Kitchen '11
- Ground floor sound proofed media/family room
- Finished lower-level Nanny Suite
- Gas fireplace
- Lutron RadioRA wireless lighting system in Living/Dining/Kitchen areas
- 200-amp service
- York furnace '25
- Central air conditioner '11
- Roof '11
- Tankless hot water system

Front Exterior

- Dodds glass garage door
 - Punch code entry
 - Access to the interior of the home
- Four car driveway parking
- Mature trees
- In-ground irrigation system
- Interlocking walkway
- Stone steps
- Custom glass canopy over front door

Foyer

- Cathedral ceilings
- Designer light fixture
- Transom windows
- Marble flooring
- Large double closet with built-in organizers
- Engineered hardwood flooring
- LED pot lights
- Broom closet
 - Central vacuum

Living & Dining Room

- Open concept
- Vaulted ceiling with transom windows
- Designer Dining Room chandelier
- Lutron RadioRA wireless lighting system
- Engineered hardwood flooring
- LED pot lights
- Hunter Douglas shades
- Walk-out to back patio & garden
- Large picture window with automatic Hunter Douglas shades
- Overlooks back garden
- Built-in gas fireplace
- Custom built-in shelving

Kitchen

- High ceilings
- Porcelain flooring
- Sliding soft close drawers
- Overlooks front garden
- Caesarstone countertop
- Lutron RadioRA wireless lighting system
- Paneled French door Miele fridge
- Stainless-steel built-in Miele induction cooktop & glass tile backsplash
- Stainless-steel built-in Miele stove vent with LED lighting
- Stainless-steel built-in Miele speed oven (microwave oven)
- Stainless-steel built-in Miele wall oven
- Stainless-steel built-in Miele warming drawer

Kitchen Island

- Caesarstone countertop with breakfast bar
- Designer pendant lights
- Oversized undermount stainless-steel sink
- Sliding soft close drawers
- Overlooks Living/Dining Room
- Paneled built-in Miele dishwasher

Mudroom

- High ceilings
- Pocket door entry
- Porcelain flooring
- Double door pantry
- Broom closet
- Coat closet
- Access to Garage

Bedroom

- High ceilings
- Engineered hardwood flooring
- Overlooks front garden
- Double closet with built-in organizers
- Hunter Douglas top down, bottom up blackout blinds

2-Piece Powder Room

- Toto toilet with Neorest system
- Floating vanity
- Marble flooring with inlay border
- Mirror with built-in lighting
- Hunter Douglas top down, bottom up blinds
- High ceilings

Bedroom

- Engineered hardwood flooring
- Double closet with built-in organizers
- Hunter Douglas blackout shades
- Two floating shelves
- Overlooks side yard

5-Piece Jack & Jill Bathroom

- High ceilings
- Porcelain flooring
- Bain Ultra jet tub 'as is'
- Large vanity with 2 sinks & built-in storage
- Wall mounted Geberit toilet

Bedroom

- Engineered hardwood flooring
- Double closet with built-in organizers
- Hunter Douglas blackout shades
- Flat screen TV & built-in TV mount
- Overlooks side yard

Family Room

- Renovated '16
- Sunken
- Sliding door walkout to back garden
- Sound proofed walls
- Roughed-in surround sound
- Engineered hardwood flooring
- Large picture windows
- Overlooks back garden
- Built-in heat pump

2nd Level

- Custom glass railing
- Wall-to-wall windows
- Skylight
- LED pot lights
- Cathedral ceilings
- LED pot lights

Primary Bedroom

- High ceilings
- Engineered hardwood flooring
- Flat screen TV & built-in TV mount
- Wall-to-wall windows
- Built-in heat pump/air conditioning installed '25
- Large walk-in closet
 - Pocket door entry
 - Skylight
 - Custom built-in organizers
 - LED pot lights
- Overlooks back garden

5-Piece Ensuite Bathroom

- Pocket door entry
- Skylight
- Ceramic tile flooring
- Oceania free standing tub & faucet
- Large vanity with two sinks & built-in storage
- Mirror with built-in lighting
- Walk-in glass shower
 - Designer faucet & handheld wand
 - Built-in bench seat

Lower Level

- Custom glass railing
- Heated porcelain flooring

Recreation Room

- High ceilings
- Heated porcelain flooring '24
- Above-ground window
- LED pot lights
- One touch light switch

Laundry Room

- Porcelain flooring
- Custom cabinetry with soft close drawers
- Large stainless-steel laundry sink
- Two folding counters
- Built-in clothes hanging bar
- Danby deep freezer
- Backflow valve
- Stainless-steel front loading LG washer & dryer on sliding drawer storage pedestals

Utility Room

- York furnace '25
- Above-ground window

Nanny Suite

- Heated porcelain flooring
- Pot lights
- Storage closet
- Designer light fixture
- Storage/Utility Closet
 - 200-amp service
 - Noritz tankless hot water system

3-Piece Bathroom

- High ceilings
- Porcelain flooring
- Oversized floating vanity
- Walk-in sliding glass door shower
 - Rainwater faucet & handheld wand

Bedroom

- High ceiling
- Heated porcelain flooring
- Sliding double door closet
- Built-in desk

Bedroom

- High ceiling
- Heated porcelain flooring
- Sliding double door closet
 - Sump pump
 - Water shut off

Backyard

- Private
- Backs on to Laurentide Park
- Interlocking walkway & patio '20
- Walkout patio from the Family Room has LED lighting
- In-ground irrigation system
- Mature trees & shrubs

In Your Neighbourhood

- Steps to Donalda Golf Club
- Steps to Betty Sutherland trail
- Steps to Deerlick Creek Park & walking trails
- Charles Sauriol Conservation Area
- Don Mills Public Library
- Donwood Plaza with Bruno's Your Independent Grocer & Shoppers Drugmart
- Rosenberg Butcher
- Pointe Dance Toronto
- CF Shops at Don Mills with shops, restaurants, LCBO, Metro & VIP Movie Theatre
- Longo's at York Mills Garden
- CF Fairview Mall
- TTC & Don Mills subway line
- Highway 401, DVP & Highway 404

Neighbourhood Schools

- Three Valleys Public School
- George S Henry Academy
- Broadlands Public School (French immersion)
- Windfields Middle School
- Rene Gordon Health and Wellness Academy (Junior extended & middle immersion)
- Milne Valley Middle School (middle immersion)
- Leaside High School (middle immersion)
- York Mills Collegiate Institute (French immersion)
- Senator O'Connor College School
- Annunciation Catholic School
- Our Lady of Wisdom Catholic School (French immersion)
- St. Bonaventure (extended French)
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen JK – Upper School (coed)
- Crescent School
- Toronto French School
- Havergal College

Inclusions

- Window coverings, electric light fixtures, central vacuum & equipment, paneled French door Miele fridge, stainless-steel built-in Miele induction cooktop, stainless-steel built-in Miele stove vent with LED lighting, stainless-steel built-in Miele speed oven (microwave oven), stainless-steel built-in Miele wall oven, stainless-steel built-in Miele warming drawer, paneled built-in Miele dishwasher, Lutron RadioRA wireless lighting system in living/dining/kitchen areas, 2 flat screen TVs & built-in TV mounts, 5-piece Jack & Jill Bain Ultra jet tub 'as is', built-in Family Room heat pump, Primary Bedroom heat pump, stainless-steel front loading LG washer & dryer with sliding drawer storage pedestals, Danby deep freezer, sump pump, York furnace, central air conditioner & Noritz tankless hot water system.

Exclusions

- Bar fridge in Nanny Suite

Rentals

- None

Floor Plan

