

— WELCOME TO —  
*18 Verlaine Place*



**LOT SIZE:** 60 x 103 ft. (Irregular)

**BEDROOMS:** 3

**POSSESSION:** Immediate/TBA

**TAXES:** \$4,479.28/2025

**BATHROOMS:** 2x4

**PARKING:** 2 car parking

For more photos & information on this property

**SCAN HERE** →



*Karen*  
**MOLLARTEAM**  
BROKER  
EXCEEDING YOUR EXPECTATIONS

**ROYAL LEPAGE Signature**  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE



**SRES**

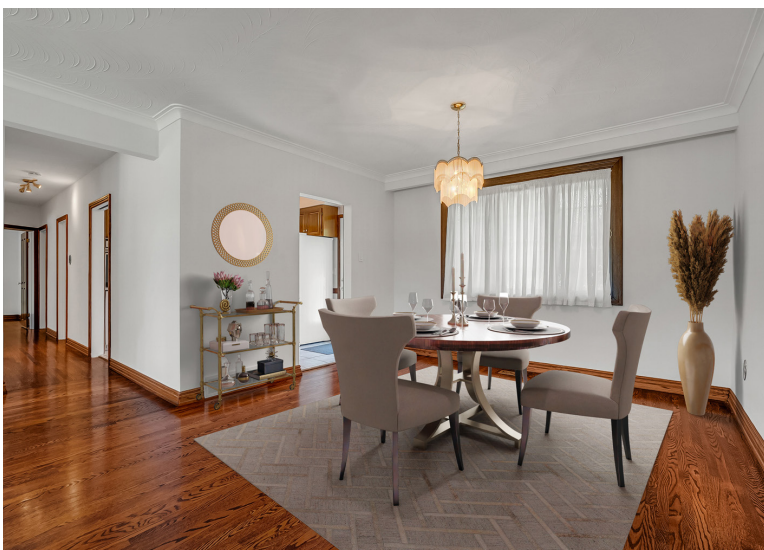


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direct 416.390.2566 | office 416.443.0300 | karen@karenmillar.com | karenmillarteam.com

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.18Verlaine.com](http://www.18Verlaine.com)





### *Special Features*

- Located on quiet cul-de-sac
- Roof '26
- Lennox central air conditioner '21
- Lennox furnace. '22
- Move-in ready

### *Exterior*

- Rebuilt raised wooden side deck, stairs and railings & hideaway storage '21
- Mature trees & shrubs
- Interlocking patio & walkway
- Two car parking
- Lennox central air conditioner '21
- Stone patio
- Wooden storage bin
- Garden shed

### *Foyer*

- Transom window
- High ceilings
- Porcelain flooring
- Chandelier

### *Living Room*

- Open concept
- Custom blinds '20
- Hardwood flooring
- Crown moulding
- Large bay window
- Overlooks front garden

### *Dining Room*

- Open concept
- Hardwood flooring
- Crown moulding
- Chandelier
- Picture window

### *Kitchen*

- Eat-in area
- Terrace door walkout to back deck
- Corian countertop
- Porcelain flooring
- Ceramic tile backsplash
- Chandelier
- Pot lights
- Undermount stainless-steel sink
- LG French door bottom mount fridge
- Miele built-in cooktop
- Broan built-in stove vent
- Viking built-in wall oven 'as is'
- LG built-in dishwasher

### *Hallway*

- Hardwood flooring
- Broom closet
- Coat closet
- Halogen lights

### *Primary Bedroom*

- Hardwood flooring
- Overlooks back garden
- Sliding mirrored double closet
- Chandelier
- Pella windows with built-in blinds in-between the double pane glass

### *Second Bedroom*

- Hardwood flooring
- Overlooks back garden
- Sliding mirrored double closet
- Pella windows with built-in blinds in-between the double pane glass

### *Third Bedroom*

- Hardwood flooring
- Overlooks back garden
- Sliding mirrored double closet
- Pella windows with built-in blinds in-between the double pane glass

### *4 Piece Bathroom*

- Large vanity with stone countertop & built-in storage
- Ceramic tile flooring & tub surround
- Pella window

### *Lower Level*

- Broadloom

### *Recreation Room*

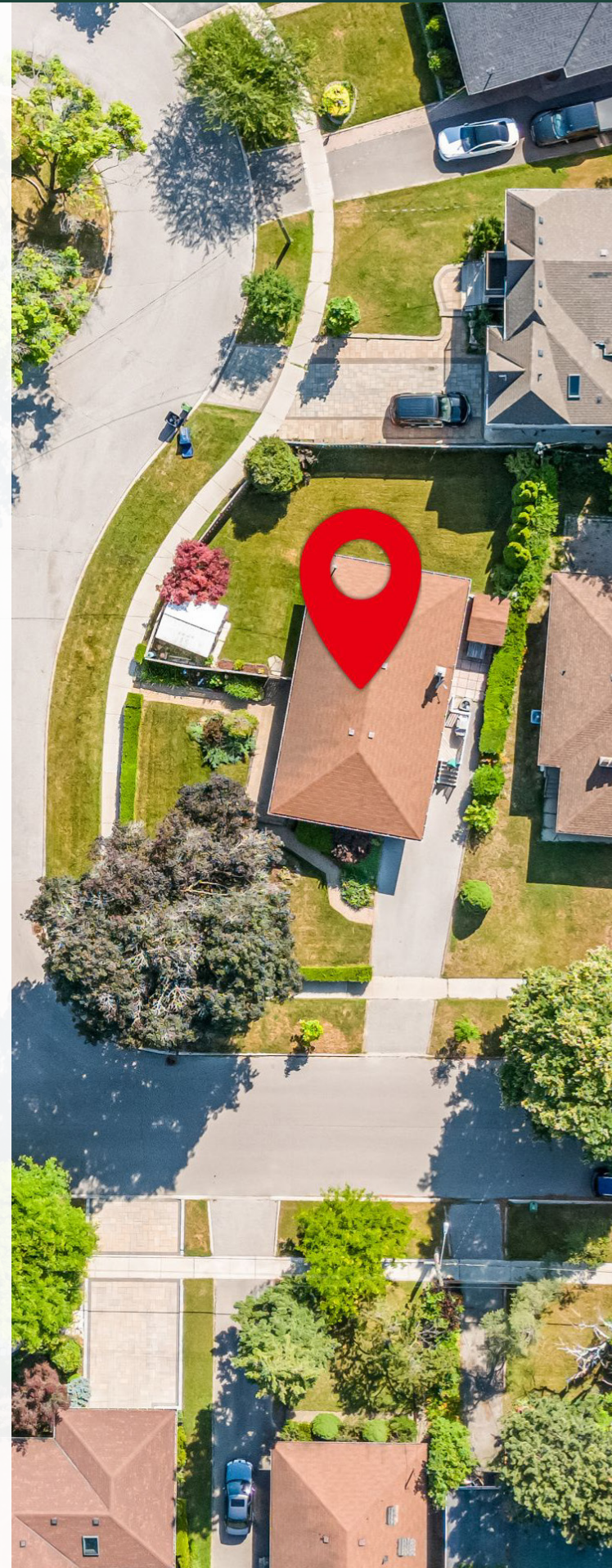
- Above-ground Pella windows
- Exposed wooden beams
- Textured plaster walls
- Wainscotting
- Gas fireplace with brick surround & wooden mantle

### *4 Piece Bathroom*

- Exposed wooden beams
- Wainscotting

### *Game Room*

- Can be converted to possible 4th bedroom
- Above-ground Pella windows
- Walk-in storage closet under stairs
- Built-in shelves
- Paneled walls
- 100-amp service



### *Workshop/Utility Room*

- Built-in workbench
- Above-ground window
- Lennox furnace '22
- Hot water tank (rental)

### *Laundry Room*

- LG washer
- Whirlpool gas dryer

### *Backyard*

- Private
- Waterproofed at the back '21
- Pool removal '21
- Fenced yard with 2 gates '18
- Garden shed
- Mature trees & shrubs

### *In Your Neighbourhood*

- West Highland Creek (Applefield Drive access)
- Thompson Memorial Park & Picnic Area
- Birkdale Community Centre
- Albert Campbell Square
- Frank Faubert Wood Lot
- Tim Horton's
- Walmart Supercentre
- Ikea Scarborough Town Centre
- Scarborough Town Centre
- Cineplex Scarborough Cinema
- Metro grocery store
- Home Depot
- Costco
- Highway 401, TTC & Scarborough Centre subway station
- Edgewood Public School
- David & Mary Thomson CI
- Ellesmere-Statton Public School (French Immersion)
- Agincourt CI (French Immersion)
- Hunter's Glen Junior Public School (Middle Immersion)
- Charles Gordon Senior Public School (Middle Immersion)
- Cedarbrae Collegiate Institute (Middle Immersion)
- St. Victor Catholic School
- Our Lady of Wisdom Catholic School (French Immersion)
- St. Richard Catholic School (Middle Immersion)

### *Inclusions*

- Electric light fixtures, window coverings, LG French door bottom mount fridge, Miele built-in cooktop, Broan built-in stove vent, Viking built-in wall oven 'as is', LG built-in dishwasher, LG washer, Whirlpool gas dryer, Lennox furnace '22, Lennox central air conditioner.

### *Exclusions*

- None

### *Rentals*

- Hot water tank