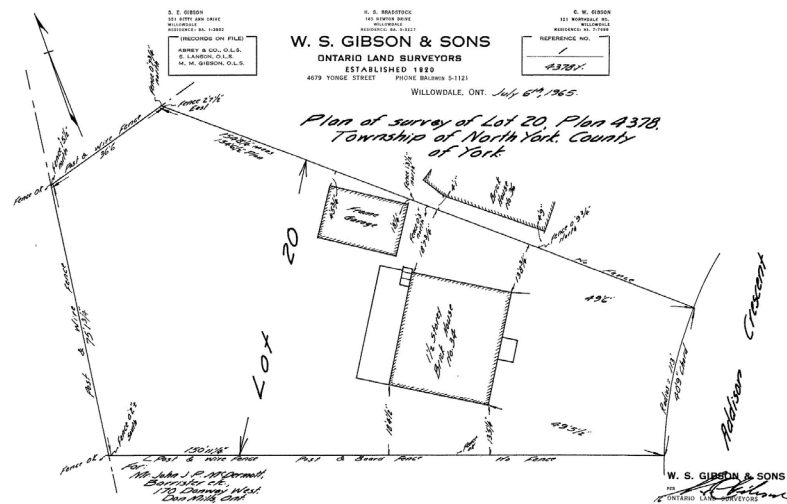
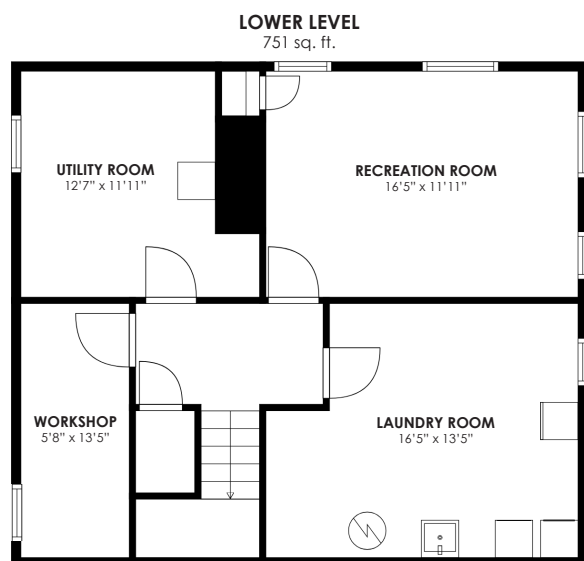
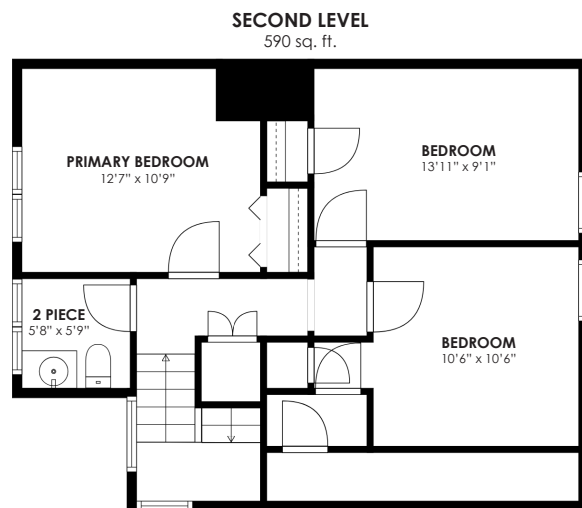
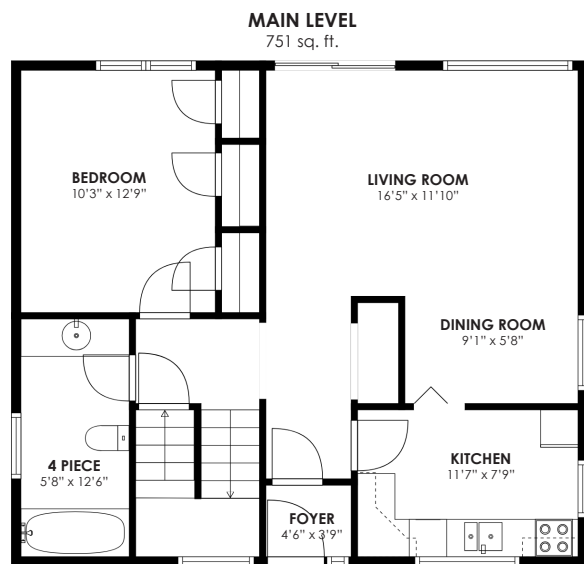




34 Addison Crescent



LOT SIZE: 40.94 x 150.83 feet, North: 154.5 Rear: 111.73 feet **TAXES:** \$9,161.69/26

BEDROOMS: 4 **BATHROOMS:** 1x4, 1x2

POSSESSION: 30 days/TBA **PARKING:** Detached single garage + 4 car parking

For more photos &
information on
this property

SCAN HERE



Karen
MILLARTEAM
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EXCEEDING YOUR EXPECTATIONS

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



SRES



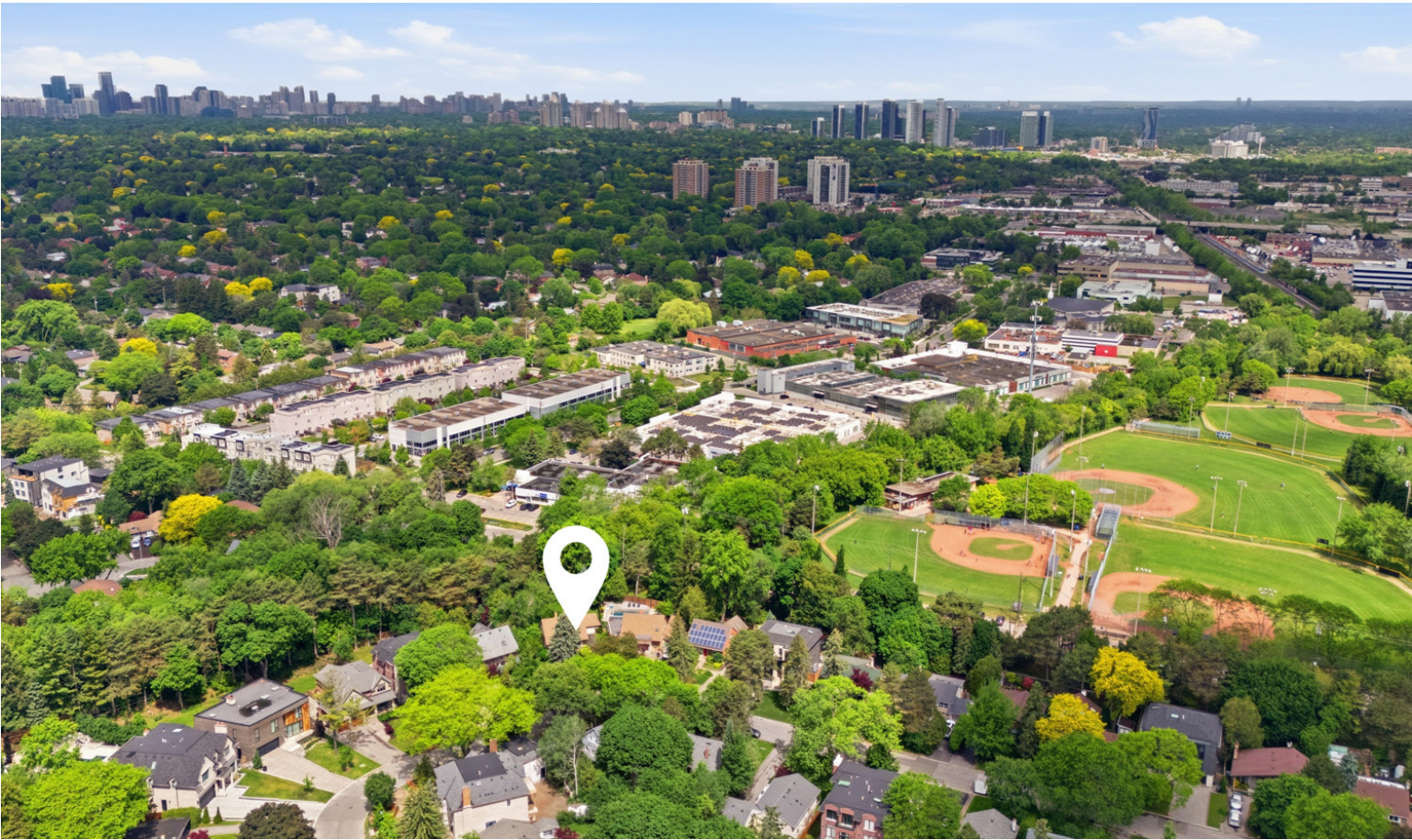
direct 416.390.2566 | office 416.443.0300 | karen@karenmillar.com | karenmillarteam.com

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.34AddisonCres.com







Front Exterior

- Mature trees & shrubs
- Four car parking
- Detached single car garage
- Stone walkway & steps

Backyard

- Private
- Mature trees & shrubs
- Backs on to the Bond Park Trail
- Large patio
- Built-in garden shed
- Central air conditioner unit

Foyer

- Transom windows
- Ceramic tile flooring
- Hardwood flooring
- Double closet

Kitchen

- Eat-in
- Overlooks front garden
- Ceramic tile backsplash
- Built-in oven
- Built-in cooktop
- Built-in stove vent
- Fridge

Living & Dining Room

- Open concept
- Hardwood flooring
- Sliding door walk-out to patio & back garden
- Overlooks back garden

Bedroom

- Hardwood flooring
- Three closets
- Two double door storage cabinets
- Overlooks back garden

4 Piece Bathroom

Second Level

- Hardwood flooring
- Large double door storage closet

Primary Bedroom

- Hardwood flooring
- Double closet

Bedroom

- Hardwood flooring under broadloom
- Closet

Bedroom

- Hardwood flooring under broadloom
- Closet
- Walk-in closet with attic storage

2 Piece Bathroom

Lower Level

- Storage under stairs

Recreation Room

- Broadloom
- Closet
- Above-ground windows

Laundry Room

- Washer & dryer
- Deep freezer
- Above-ground window
- Built-in storage shelves
- Hot water tank
- Access to storage under stairs

Utility Room

- Above-ground window
- Built-in shelving
- Furnace
- 200-amp service

Workshop

- Above-ground window
- Built-in workbench
- Built-in shelving

In Your Neighbourhood

- Donalda Golf Club
- Shoppers Drug Mart
- Bond Park
- Bond Trail
- Don Mills Tennis Club
- CF Shops at Don Mills with top rated restaurants
- VIP Cineplex movie theatre
- Metro grocery store
- LCBO
- Don Mills Public Library
- Real Canadian Superstore
- Soon-to-be Crosstown Community Centre
- Edwards Gardens
- Charles Sauriol Conservation Area
- Wilket Creek Recreational Trail
- TTC & LRT (Don Valley Station)
- DVP & Highway 401

Neighbourhood Schools

- Norman Ingram Public School
- Don Mills Middle School
- Don Mills Collegiate Institute
- Northern Secondary School
- Broadlands Public School (French Immersion)
- Windfields Middle School (French Immersion)
- York Mills Collegiate Institute (French Immersion)
- Denlow Public School (middle Immersion)
- Milne Valley Middle School (middle Immersion)
- Leaside High School (middle Immersion)
- St. Bonaventure Catholic School (extended French)
- Our Lady of Wisdom Catholic School (French Immersion)
- Crestwood Preparatory College
- La Citadelle International Academy of Arts and Science
- Bayview Glen JK – Upper School (coed)
- Crescent School
- Toronto French School
- Havergal College