



TAXES: \$4,665.25/26

POSSESSION: Immediate/TBA

BEDROOMS: 3

BATHROOMS: 2x4, 1x3, 1x2

PARKING: Built-in single car garage & 1 car parking

MAINTENANCE FEES:

\$792.75/month (includes water, building insurance, common elements, parking, snow removal & summer landscaping in common areas)

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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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.



— WELCOME TO —
94 Dutch Myrtle Way



www.94DutchMyrtleWay.com





FRONT EXTERIOR

- Front porch
- Single car parking
- Stainless-steel gas BBQ
- Built-in single car garage
 - Storage closet
 - Storage alcove

FOYER

- Ceramic flooring
- Hardwood flooring
- Double closet with sliding mirrored double doors

KITCHEN

- Granite countertop
- Pass-through to dining room
- Large picture window
- Ceramic tile flooring
- Overlooks front porch
- Stone backsplash
- Pantry
- Built-in stove vent
- Stove '24
- Built-in dishwasher '24
- Fridge

DINING ROOM

- Open concept
- Hardwood flooring
- Pot lights

LIVING ROOM

- Hardwood flooring
- High ceilings
- Built-in shelving
- Picture window
- Overlooks back garden
- Pot lights

2ND LEVEL

- Hardwood flooring
- Pot lights

BEDROOM

- Hardwood flooring
- Two double closets

4 PIECE BATHROOM

- Ceramic tile flooring
- Ceramic tile tub surround

3RD LEVEL

- Skylight
- Hardwood flooring

PRIMARY BEDROOM

- Hardwood flooring
- Built-in shelving
- Three double closets
- Single closet
- Overlooks back garden

3 PIECE ENSUITE BATHROOM

- Walk-in glass door shower
- Porcelain tile shower surround
- Linen closet

BEDROOM

- Hardwood flooring
- Two double closets
- Overlooks front patio



4 PIECE ENSUITE BATHROOM

- Ceramic tile tub surround

GROUND LEVEL

- Access to Garage
- Hideaway storage closet

FAMILY ROOM

- Hardwood flooring
- Wood burning fireplace (updated '16) with stone surround
- Sliding door walkout to back garden

LAUNDRY ROOM

- Furnace '16
- Built-in cabinets 'as is'
- Front loading washer
- Dryer

2 PIECE POWDER ROOM

- Updated
- Porcelain flooring

BACKYARD

- Private
- Interlocking patio
- Central air conditioner '16

AMENITIES

- Barbecues allowed
- Visitor parking
- Pets allowed

IN YOUR NEIGHBOURHOOD

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

SCHOOLS IN THE NEIGHBOURHOOD

- 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