

Floor Plan



— WELCOME TO —
55 Hemford Crescent

LOT SIZE: 41.74 x 192.17 ft. (Rear: 136.27 ft. & South side: 180.23 ft.) **TAXES:** \$10,113.16/26
POSSESSION: 90 days/TBA **BEDROOMS:** 3 + 1 **BATHROOMS:** 2 x 4
PARKING: Detached double car garage + 6 car driveway 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



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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.55HemfordCrescent.com







Don Mills Spur Line Trail

FRONT EXTERIOR

- Mature trees & shrubs
- Eight car parking on driveway
- Detached double car garage with one garage door remote
- Exterior pot lights
- Roof approximately 6 years old
- Flagstone walkway, steps & patio
- Brick retaining wall

BACKYARD

- Private
- Raised stone patio
- Lower stone patio
- Mature trees & shrubs
- Three-sided fence with gate access to Don Mills Spur Line Trail
- Two garden sheds
- Wood burning fire pit
- Two custom Keter storage units
- Extra landscaping stones
- Two picnic tables

FOYER

- Transom window
- Coat closet

KITCHEN

- Overlooks front garden
- LED pot lighting with dimmer switch
- Stainless-steel French door Jenn-Air fridge
- Stainless-steel Whirlpool stove
- Built-in stainless-steel LG dishwasher '24

DINING ROOM

- Open concept
- Lutron LED lighting with dimmer switch
- Refinished oak hardwood flooring
- Crown moulding
- Overlooks side garden
- Storage closet

LIVING ROOM

- Broadloom '25
- Porcelain tile flooring
- Wood burning fireplace with brick surround
- Two sliding door walkouts to back garden
- Crown moulding
- Lutron LED lighting with dimmer switch

HALLWAY

- Three skylights in attic
- Refinished oak hardwood flooring
- Sliding double door storage closet with laundry chute

PRIMARY BEDROOM

- Overlooks back garden
- Custom split blinds
- Oak hardwood flooring
- LED lights
- Sliding double door closet



BEDROOM

- Overlooks back garden
- Custom split blinds
- Oak hardwood flooring
- Closet

BEDROOM

- Overlooks front garden
- Custom shades
- Oak hardwood flooring
- Closet
- Wall-mounted storage

4 PIECE BATHROOM

- Deep soaker tub
- Ceramic tile flooring & surround
- Overlooks front garden

BASEMENT

- Pocket door entry
- Walk-up to back garden
- Double door storage closet

RECREATION ROOM

- Broadloom '25
- LED lighting with dimmer switch
- Above-ground windows
- 100-amp service
- Paneled walls
- Storage under stairs & extra closet

KITCHENETTE

- Porcelain tile flooring
- LED lighting
- Under cabinet lighting
- Glass tile backsplash
- Stainless-steel Sylvania microwave
- Spaceaide stainless-steel cooktop with 2 burners, sink & built-in fridge with mini freezer

BEDROOM

- Broadloom '25
- Above-ground windows
- LED lighting
- Small walk-in closet
- Wooden blinds

LAUNDRY ROOM

- Above-ground windows
- Porcelain flooring
- Built-in storage & shelving units
- Exposed True Steel structure beams
- Metal shelving unit
- GE washer & dryer



UTILITY ROOM

- Built-in L-shaped wooden storage shelves
- Furnace & tank-less hot water system approximately 11 years old. Before tax furnace rental \$106.92/mo. & water heater rental \$51.16/mo. Buy out before tax for furnace \$2,512.20, hot water heater \$1,263.00 (quoted by Enercare June 24, 2026)

4 PIECE BATHROOM

- Pocket door entry
- LED pot lights
- Porcelain tile flooring & tub surround
- Deep soaker tub
- Pedestal sink
- Above-ground window

IN YOUR NEIGHBOURHOOD

- Donalda Golf Club
- Don Mills Spur Line Trail
- 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
- Longo's at York Mills
- 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 (Co-ed)
- Crescent School
- Toronto French School
- Havergal College